

SubUse	Area	Un	Units Car			
Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
mall Shop	> 0	50	23.85	1	1	-
otted Resi evelopment	50 - 225	1	-	1	3	-
	-	-	-	-	4	4

ea in S	Sq.mt.)		Propose (Sq.mt.)	ed FAR Area)	Total FAR Area	Tnmt (No.)	
nine	Void	Parking	Resi.	Commercial	(Sq.mt.)		
2.25	0.00	0.00	0.00	0.00	0.00	00	
0.00	17.60	0.00	113.64	0.00	113.64	01	
0.00	17.60	0.00	113.64	0.00	113.64	01	
0.00	17.60	0.00	113.64	0.00	113.64	01	
0.00	0.00	111.32	0.00	23.85	23.85	00	
2.25	52.80	111.32	340.92	23.85	364.77	03	
2.25	52.80	111.32	340.92	23.85	364.77	03	

			V	W	; — —			-
w w	3ED ROOM 4.19X4.81	D	DRESS 1.20X1.90	D1		ROOM X3.91		w
	VOID 4.19X4.20	w w	1.20X4.50	S/C F 4.20X	COCM (4 20 LIF 1.50X		P	W
w	BED ROO 4.19X2.80	M	1		ING X3.70			W I
	KITCHEN 4.19X2.10				3.65>	(1.30		W
_	 W				W			
	TH	IRD F		DR P	LAN	J		

Approval Condition :

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 GF+3UF'. 2. The sanction is accorded for Small Shop A (RESIDENTIAL) 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. 1. 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 building. 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

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

SOLAR WATE

CAPACIT

/QID

4.19X4.20

footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

S/C ROOM

LIFT

1.50X1.50

4.20X4 20

-DN

Block USE/SUBU	SE Details	
Block Name	Block Use	Block S
A (RESIDENTIAL)	Commercial	Small

SCHEDULE OF	JOINERY:	
BLOCK NAME	NAME	LENG
A (RESIDENTIAL)	D2	0.7
A (RESIDENTIAL)	D1	0.9
A (RESIDENTIAL)	D	1.0
A (RESIDENTIAL)	RS	3.6

SCHEDULE OF JOINERY:					
BLOCK NAME	NAME	LEN			
A (RESIDENTIAL)	V	1.0			
A (RESIDENTIAL)	W	1.8			

	A
	1
	SANCTIONING AU
	ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER
TERRACE FLOOR PLAN	

РКОРИСЕР ВҮ АМ АИТОРЕЗК ЕРИСАТІОИАL РКОРИСТ

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.

32. Traile Management Flan Shall be obtained from Traile Management Col
structures which shall be got approved from the Competent Authority if nece
33. The Owner / Association of high-rise building shall obtain clearance certif
Fire and Emergency Department every Two years with due inspection by the
condition of Fire Safety Measures installed. The certificate should be produce
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 inspec
agencies of the Karnataka Fire and Emergency Department to ensure that t
in good and workable condition, and an affidavit to that effect shall be subm
Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certi
Inspectorate every Two years with due inspection by the Department regard
Electrical installation / Lifts etc., The certificate should be produced to the B
renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock
, one before the onset of summer and another during the summer and assur
fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of wor
materially and structurally deviate the construction from the sanctioned plan
approval of the authority. They shall explain to the owner s about the risk in
of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing
the BBMP.
38. The construction or reconstruction of a building shall be commenced with
years from date of issue of licence. Before the expiry of two years, the Own
intimation to BBMP (Sanctioning Authority) of the intention to start work in the
Schedule VI. Further, the Owner / Developer shall give intimation on complete
footing of walls / columns of the foundation. Otherwise the plan sanction de
39.In case of Development plan, Parks and Open Spaces area and Surface
earmarked and reserved as per Development Plan issued by the Bangalore
40.All other conditions and conditions mentioned in the work order issued by
Development Authority while approving the Development Plan for the project
adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid w
as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction ar
management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to c
vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measu
Sqm b) minimum of two trees for sites measuring with more than 240 Sqm.
Sq.m of the FAR area as part thereof in case of Apartment / group housing
unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending co
sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vi
(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
(105adaagi 100dike) Letter 100. LD/35/LE 1/2013, dated. 01-04-2013.
1 Periotration of
 Registration of Applicant / Builder / Owner / Contractor and the construction workers workir
construction site with the "Karnataka Building and Other Construction workers
Board"should be strictly adhered to
Board should be strictly adhered to
2. The Applicant / Builder / Owner / Contractor should submit the Registration
list of construction workers engaged at the time of issue of Commencement
same shall also be submitted to the concerned local Engineer in order to ins
and ensure the registration of establishment and workers working at constru
3. The Applicant / Builder / Owner / Contractor shall also inform the changes
workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage
in his site or work place who is not registered with the "Karnataka Building a
workers Welfare Board".
WORKERS WEIRIE BOARD .
Note :
Note :
1.Accommodation shall be provided for setting up of schools for imparting ec
f construction workers in the labour camps / construction sites.
2 List of children of workers shall be furnished by the builder / contractor to t

								SCALE : 1:100
				C T				
					COLOR INDEX PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (CO' EXISTING (To be retained EXISTING (To be demolis	ed)		
31.Sufficient two wheeler parking 32.Traffic Management Plan shall	be obtained from Traffic	Management Consultant fo	r all high rise	L	AREA STATEMENT (BBMP PROJECT DETAIL:	,	VERSION NO.: 1.0.4 VERSION DATE: 31/08/2021	
structures which shall be got app 33.The Owner / Association of hig Fire and Emergency Department	h-rise building shall obtai	n clearance certificate from			Authority: BBMP Inward_No: PRJ/12051/21-2	22	Plot Use: Commercial Plot SubUse: Small Shop	
condition of Fire Safety Measures and shall get the renewal of the p	s installed. The certificate permission issued once in	should be produced to the Two years.	Corporation		Application Type: General Proposal Type: Building Per	rmission	Land Use Zone: Residential (Main Plot/Sub Plot No.: 70	n)
34. The Owner / Association of hig agencies of the Karnataka Fire an in good and workable condition, a	nd Emergency Departme	nt to ensure that the equipr	nent's installed are		Nature of Sanction: NEW Location: RING-II		City Survey No.: 0 PID No. (As per Khata Extract): 9-	
Corporation and Fire Force Depa 35. The Owner / Association of hig Inspectorate every Two years wit	gh-rise building shall obta				Building Line Specified as pe Zone: West Ward: Ward-066	U Z.R. NA	Locality / Street of the property: S	UBRAWANTA NAGAR
Electrical installation / Lifts etc., T renewal of the permission issued	The certificate should be p that once in Two years.	produced to the BBMP and	shall get the		Planning District: 213-Rajaji AREA DETAILS:	Nagar		SQ.M
36. The Owner / Association of the , one before the onset of summer fire hazards.					AREA OF PLOT (Minimum NET AREA OF PLOT	n)	(A) (A-Deductions)	222. 222.
37.The Builder / Contractor / Profe materially and structurally deviate	e the construction from the	e sanctioned plan, without	previous			Coverage area (75.00 °		167.
approval of the authority. They sh of the provisions of the Act, Rules the BBMP.					Achieved Net	verage Area (66.81 %) t coverage area (66.8 erage area left (8.19 %	1 %)	148. 148.
38. The construction or reconstruc years from date of issue of licenc	e. Before the expiry of tw	o years, the Owner / Devel	oper shall give		FAR CHECK	F.A.R. as per zoning re	,	18.
intimation to BBMP (Sanctioning Schedule VI. Further, the Owner footing of walls / columns of the fe	/ Developer shall give inti	mation on completion of the	e foundation or		Additional F.A		I (for amalgamated plot -)	0.
39.In case of Development plan, F earmarked and reserved as per D	Parks and Open Spaces a Development Plan issued	area and Surface Parking a by the Bangalore Develop	rea shall be nent Authority.		Premium FAR Total Perm. F	R for Plot within Impac FAR area (1.75)	,	0.
40.All other conditions and conditi Development Authority while app adhered to	roving the Development I	Plan for the project should I	be strictly		Residential F/ Commercial F	FAR (6.54%)		340. 23.
41.The Applicant / Owner / Develo as per solid waste management t 42.The applicant/owner/developer	bye-law 2016.		0 0		Proposed FAI Achieved Net Balance FAR	t FAR Area(1.64)		364. 364. 25
management as per solid waste r 43.The Applicant / Owners / Deve	management bye-law 201	6.			Balance FAR BUILT UP AREA CHECK Proposed Bui			25.
vehicles. 44.The Applicant / Owner / Develo Sqm b) minimum of two trees for					Achieved Buil			618.
46.Also see, building licence for s Special Condition as per Labour E (Hosadaagi Hoodike) Letter No. I 1.Registration of Applicant / Builder / Owner / Cont construction site with the "Karnat Board"should be strictly adhered 2.The Applicant / Builder / Owner list of construction workers engage same shall also be submitted to t and ensure the registration of est 3.The Applicant / Builder / Owner workers engaged by him. 4.At any point of time No Applican in his site or work place who is no workers Welfare Board". Note : 1.Accommodation shall be provide f construction workers in the labou 2.List of children of workers shall I which is mandatory. 3.Employment of child labour in th 4.Obtaining NOC from the Labour 5.BBMP will not be responsible fo 6.In case if the documents submit fabricated, the plan sanctioned st Block Name A (RESIDENTIAL)	Department of Government LD/95/LET/2013, dated: 0 tractor and the construction aka Building and Other C to / Contractor should subm ged at the time of issue of he concerned local Engine tablishment and workers of / Contractor shall also inf to / Builder / Owner / Contractor shall also inf to / Builder / Owner / Contractor shall also inf to registered with the "Kar ed for setting up of school ur camps / construction sible furnished by the builded the construction activities of Copartment before comu- r any dispute that may ar- ted in respect of property tands cancelled automatic	1-04-2013 : on workers working in the onstruction workers Welfar it the Registration of establ Commencement Certificat eer in order to inspect the working at construction site orm the changes if any of ti ractor shall engage a consi mataka Building and Other s for imparting education to tes. or / contractor to the Labour strictly prohibited. mencing the construction w is in respect of property in in question is found to be f	e ishment and e. A copy of the establishment or work place. he list of rruction worker Construction o the children o Department ork is a must. question. alse or	Block Lan Category It. C1	d Use	Coarse sa 20mm sto Aggregate 40mm stor aggregate CROS OF R/ HARV WELL OWNER / SIGNATURI OWNER'S NUMBER & LAKSHMANAM	GPA HOLDER'S	AD, B BLOCK,
							, , , , , , , , _ , , _ , , _ , , _ , , _ , , _ , , _ , , _ , , _ , , _ , , _ , , _ ,	Den
SCHEDULE OF J BLOCK NAME A (RESIDENTIAL)	NAME	LENGTH	HEIGHT	NOS				
A (RESIDENTIAL)	D2 D1	0.75	2.10 2.10	09			T/ENGINEER SOR 'S SIGNATURE	
A (RESIDENTIAL) A (RESIDENTIAL)	D RS	1.06 3.60	2.10 2.10	03		, Rakesh Gowda	a R 4009/C, 1st A Main Roa Nagar, Bangalore-560021, M	id, B-Block, 2nd Stage,
SCHEDULE OF J							:3854/2013-14	F. Fund
BLOCK NAME	NAME V	LENGTH	HEIGHT	NOS 06				- prove
A (RESIDENTIAL)	V W	1.00 1.80	0.60	06 42		PROJECT T		DENTIAL BUILDING, AT SITE
						NO-70, 3RD M	AIN ROAD, B BLOCK, SUB ,WARD NO-66.	
						DRAWING		2-04-03-202212-51-53\$ \$L13
								2-04-03-202212-51-53\$_\$L13 ENTIAL) with
						SHEET NO) : 1	
	SA	NCTIONING AU	THORITY :		of Building plan/ Modified			
	ASSISTA	NT / JUNIOR ENGINEER /			of plan and building licenc			
	TOWN P		ASSISTANT DIRECTOR	-				
							WEST	