



- Approval Condition:
- This Plan Sanction is issued subject to the following conditions:
- Sanction is accorded for the Commercial Building at 359, Thalaghattapura grama to Kanakapura Main Road, Uttarahalli hobli, Bangalore South, Bangalore.
 - Consent of Occupant - Ground - 3 only.
 - Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.
 - 6465.62 area reserved for car parking shall not be converted for any other purpose.
 - Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BMSB and BESCOM if any.
 - Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
 - 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 nearby dumping yard.
 - The applicant / builder is prohibited from selling the blocks area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
 - The applicant shall provide a space for loading the distribution transformers & associated equipment as per K.E.C. (E&D) code leaving 3.00 mts. from the building within the premises.
 - 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 By-Law No. 25.
 - 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.
 - The applicant shall plant at least two trees in the premises.
 - Permission shall be obtained from forest department for cutting trees before the commencement of the work.
 - 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 available for inspection.
 - If any owner / builder contravenes the provisions of Building By-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 penalized in the third instance if the same is repeated for the third time.
 - Technical personnel, applicant or owner in the case may be shall strictly adhere to the duties and responsibilities specified in Schedule VI (By-Law No. 2.8) and sub-section 11 (a) (iv) (b).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - On completion of foundation or footing before erection of walls on the foundation and in the case of columnar structure before erection of columns "COMMENCEMENT CERTIFICATE" shall be obtained.
 - 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.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - Drinking water supplied by BMSB should not be used for the construction activity of the building.
 - 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 By-Law 32(a).
 - The building shall be developed 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.
 - The applicant should provide water meter as per requirement.
 - Facilities for physically handicapped persons prescribed in schedule XI (By-Law - 31) of Building By-Laws 2003 shall be ensured.
 - 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 through a ramp for the physically handicapped persons together with the stepped entry.
 - The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sy. No. 21, 24, 25 & 26 are provided in the building.
 - The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall be before 10:00 PM and shall not resume the work earlier than 7:00 AM to avoid nuisance during late hours and early morning hours.
 - 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 50 and above and 5000 sqm above built up area for Commercial building).
 - The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation / basements with safe design for retaining walls and proper structures for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
 - Sufficient fire escape parking shall be provided as per requirement.
 - 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.
 - The Owner / Association of high-rise building shall obtain clearance certificate from Fire Force 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 get the renewal of the permission issued once in Two years.
 - The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Fire Force Department to ensure that the equipment's installed in good and working condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
 - 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 BMSB and shall get the renewal of the permission issued once in Two years.
 - 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.
 - Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.
 - If any owner / builder contravenes the provisions of Building By-Laws and rules in force, the authority will inform the same to the concerned registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
 - 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, By-Laws, Zoning Regulations, Standing Orders and Policy Orders of the BMSB.
 - In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
 - Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (H005ag9h00k00) Letter No. L035LET/2013, dated: 01-04-2013:
 - 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.
 - The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. 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.
 - The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
 - Any point of force 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 workers Welfare Board".
- Note:
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
 - List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
 - Employment of child labour in the construction activities strictly prohibited.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.
 - BMSB will be responsible for any dispute that may arise in respect of property in question.
 - 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.

COLOR INDEX	
PLOT BOUNDARY	Red
ABUTTING ROAD	Blue
PROPOSED ROAD COVERAGE AREA	Green
EXISTING (If to be retained)	Yellow
EXISTING (If to be demolished)	Black
VERSION NO. 1.0.11	
VERSION DATE: 01/11/2018	

AREA STATEMENT (BSPM)	
PROJECT DETAIL:	Plot Use Commercial
Authority (BSPM):	Plot Sub-use Commercial Bldg
Survey No. BMSB/AGRI/2013/19	Land Use Zone Commercial (Matako/Combr)
Application Type: General	Project Use: Building Permiss
Project No. No. 359	City Survey No. 203, 204
Name of Sanction: New	Kha No. (As per Khata Entry): 502/04 & 2/03
Location: 359/1	Locality: Street of the property, Thalaghattapura grama to Kanakapura Main Road, Uttarahalli hobli, Bangalore South
Zone: Rapsanagavenger	Ward: Ward 19B
Planning Scheme: 319-Begr	Area of Plot (Minimum)
AREA OF PLOT (Minimum)	(sqm)
4995.07	4995.07
Distraction for natural Area	531.22
FORM	531.22
NET AREA OF PLOT (A-Deductions)	4223.84
COVERAGE CHECK	
Permissible Coverage Area (55.00 %)	2323.61
Proposed Coverage Area (57.05 %)	1929.38
Achieved Net Coverage Area (57.05 %)	1929.38
Balance coverage area (17.95 %)	733.23
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2013 (2.75)	12614.44
Additional F.A.R. within Regd. (1.18 unamplified (60 -))	0.00
Allowable F.A.R. (2.00 of Perm FAR)	0.00
Permitted FAR by the zoning regulation (2.75)	12614.44
Total Perm. FAR area (2.75)	12614.44
Commercial FAR (100.00%)	12613.79
Proposed FAR Area	12613.79
Achieved Net FAR Area (2.75)	12613.79
Balance FAR Area (0.00)	0.00
BUILT UP AREA CHECK	
Proposed Built Up Area	19449.22
Substructure Area (sqm in BUA, Layout/L/4)	5162
Achieved Built Up Area	19449.22

Approval Date: 11/30/2019 12:59:29 PM

NOC Details

Sr.No.	Name of the Statutory Department	Reference No.	Date	Conditions Imposed
1	NOC from Fire Services Department	KSFEC/NOC/1252/18	31/08/2018	-
2	NOC from Bangalore Water Supply and Sewerage Board	BANGWS/UT/HS/003/18/20284	23/08/2018	-
3	NOC from BMSB	BMSB/ECC/ACC/AV/ECOM/HT/AM/11/3430/2019	24/08/2018	-
4	NOC from BEBCOM (Bangalore Electric Supply Company)	EEHGR/EE/VE/EL/218/19/311	13/06/2018	-
5	NOC from Kanakapura State Police Control Board (KSPCB)	AGAT/PT/5/22/18/34/05/1213	01/08/2018	-
6	NOC from Kanakapura State Police Control Board (KSPCB)	CTE-308713	30/11/2018	-

Payment Details

Sr.No.	Chk/Slr	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BMSB/25/CH/18-19	BMSB/25/CH/18-19	87868	Online	785659253	12/08/2018	15146 PM
	No.	Head					
	1	Security Fee	87868				

GROUND FLOOR PLAN
(0.50 M LVL)
NO. OF CAR PARKING = 38
SCALE (1 : 200)

SITE PLAN
SCALE (1 : 200)

Block -A (COM)

Floor Name	Total Built Up Area (Sq.M)	Deductions (Area in Sq.M)					Proposed FAR Area (Sq.M)	Total FAR Area (Sq.M)	
		LR	LR Machine	Void	SubStructure	Ramp			Parking
Verand	5.13	0.00	5.13	0.00	0.00	0.00	0.00	0.00	0.00
1st Floor	1929.48	24.20	0.00	89.68	1.29	0.00	1414.31	1414.31	1414.31
2nd Floor	1929.48	24.20	0.00	89.68	1.29	0.00	1414.31	1414.31	1414.31
3rd Floor	1929.48	24.20	0.00	89.68	1.29	0.00	1414.31	1414.31	1414.31
4th Floor	1929.48	24.20	0.00	89.68	1.29	0.00	1414.31	1414.31	1414.31
5th Floor	1929.48	24.20	0.00	89.68	1.29	0.00	1414.31	1414.31	1414.31
6th Floor	1929.48	24.20	0.00	89.68	1.29	0.00	1414.31	1414.31	1414.31
Basement	3119.96	24.20	0.00	0.00	0.00	283.36	2812.50	0.00	0.00
Lower Basement	2862.02	24.20	0.00	0.00	0.00	204.98	2021.73	0.00	0.00
Total	19449.22	246.20	5.13	825.33	10.32	488.24	5434.23	12619.77	12619.79

Required Parking (Table 7a)

Block	Type	Subtype	Area (Sq.M)	Units	Prop	Reqd	Provid	Car	Prop
A (COM)	Commercial	Commercial Bldg	> 5	10	12619.77	1	292	292	294
Total:								292	294

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.M)	No.	Area (Sq.M)
Motor Car	292	3465.50	30	412.50
Total Car	292	3465.50	264	3482.50
TwoWheeler		307.50	0	0.00
Other Parking			0	2613.32
Total		3822.50		6495.82

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COM)	D1	0.86	2.10	01
A (COM)	D1	0.86	2.10	07
A (COM)	D1	0.89	2.10	01
A (COM)	D2	0.92		08
A (COM)	D1	1.10	2.10	27
A (COM)	D	1.10		08
A (COM)	D	1.14		07
A (COM)	D1	1.14	2.10	24
A (COM)	ME	1.40	2.10	02
A (COM)	ME	1.50	2.10	24
A (COM)	D1	1.50	2.10	01

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.M)	Deductions (Area in Sq.M)					Proposed FAR Area (Sq.M)	Total FAR Area (Sq.M)
			LR	LR Machine	Void	SubStructure	Ramp		
A (COM)	1	19449.22	246.20	5.13	825.33	10.32	488.24	5434.23	12619.77
Total	1	19449.22	246.20	5.13	825.33	10.32	488.24	5434.23	12619.77

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COM)	Commercial	Commercial Bldg	Highrise	C3

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Sri KAVENUGOPAL S.M.K.V. JAYAMMA
Owner Thalaghattapura grama to Kanakapura Main Road, Uttarahalli hobli, Bangalore South

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
RAJKUMAR M R 10 and 11, 2nd floor, HMS Complex, Cubbonpet Main Road, Bangalore-560002 BCC/BL-3/6-A-1913-09-10

PROJECT TITLE :
PROPOSED COMMERCIAL BUILDING BEARING BMSB KHATA NO. 359/SY. NO. 20/4 & 2/03, THALAGHATTA PURA VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK, BANGALORE.

DRAWING TITLE : 975820163-27-08-2019 08-04-02S_SOUTH 36-14-19

SHEET NO : 2

The plans are approved in accordance with the acceptance for approval by the Assistant Director of Town Planning (South...) on date 30/11/2019 with file number BMSB/AGRI/2013/19, SOUTH/0036/18-19 subject to terms and conditions laid down along with this building plan approval. Validity of this approval is two years from the date of issue.

ASSISTANT DIRECTOR OF TOWN PLANNING (SOUTH...)

BHRUHAT BENGALURU MAHANAGARA PALIKE