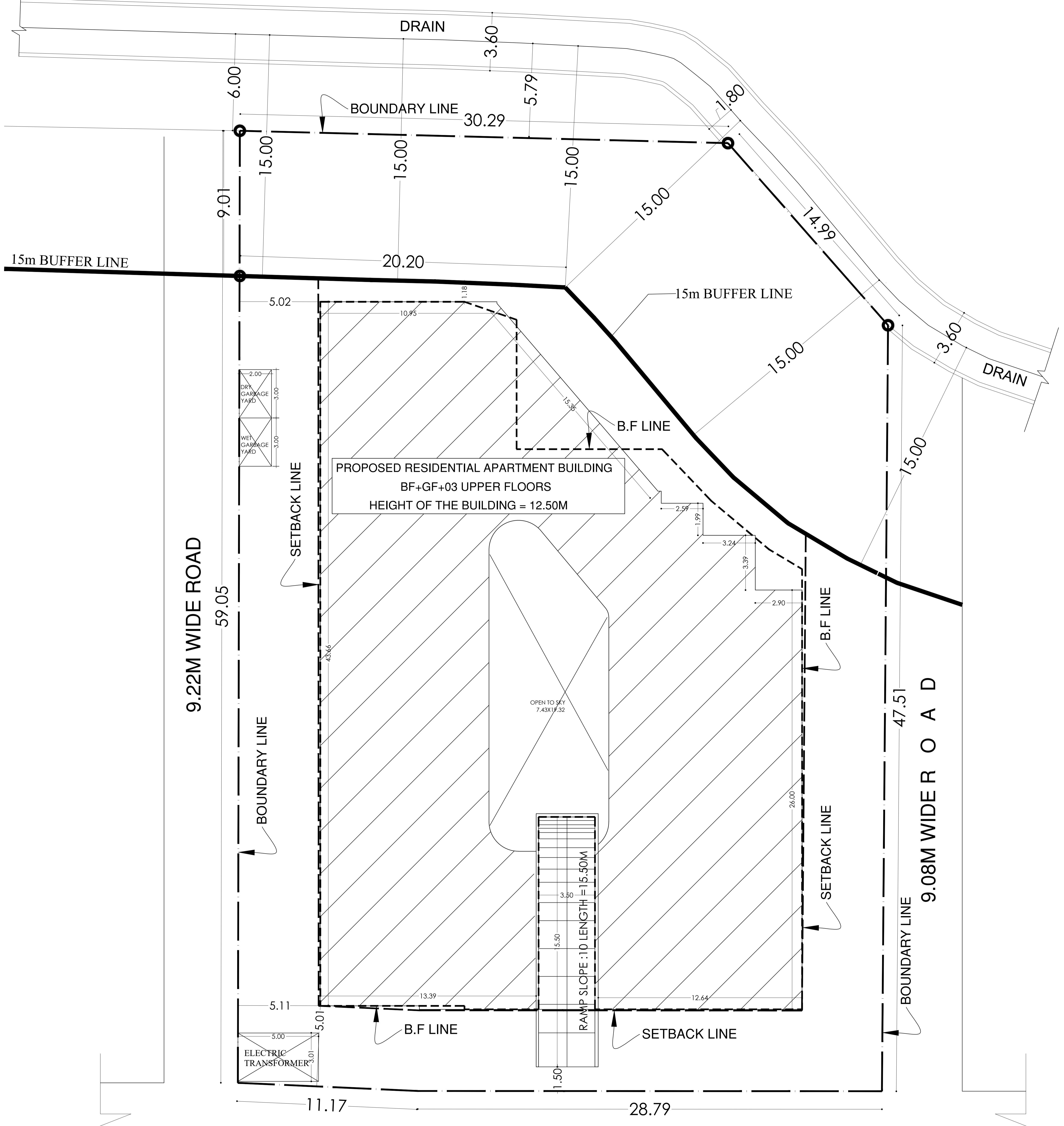


SITE PLAN



ANSWER

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- 1.The sanction is accorded for.
- 2.Consisting of 'Block - RESI (BUILDING) Wing - RESI-1 (BUILDING) Consisting of BASEMENT, GF+3UF'.
- 3.The sanction is accorded for Apartment RESI (BUILDING) only. The use of the building shall not deviate to any other use.
- 4.Car Parking reserved in the plan should not be converted for any other purpose.
- 5.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
- 6.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
- 7.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- 8.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
- 9.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.
- 10.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.
- 11.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.
- 12.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. 25.
- 13.The applicant shall maintain during construction such barricading as considered necessary to

31. Sufficient two wheeler parking shall be provided as per requirement.
32. 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.
33. 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 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 empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are 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 the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of

Color Notes

COLOR INDEX	
PLOT BOUNDARY	[REDACTED]
ABUTTING ROAD	[REDACTED]
PROPOSED WORK (COVERAGE AREA)	[REDACTED]
EXISTING (To be retained)	[REDACTED]
EXISTING (To be demolished)	[REDACTED]
STATEMENT (BBMP)	VERSION NO.: 1.0.9 VERSION DATE: 23/08/2022
CT DETAIL:	
City: BBMP	Plot Use: Residential
Plot No: PRJ/4257/22-23	Plot SubUse: Apartment
Location Type: General	Land Use Zone: Residential (Main)
Local Type: Building Permission	Plot/Sub Plot No.: 242/6,7,8,9,10,11,12,13,14,15/234
Sanction Type: NEW	City Survey No.: 242/6,7,8,9,10,11,12,13,14,15/234
Khata No: RING-III	Khata No. (As per Khata Extract): 242/6,7,8,9,10,11,12,13,14,15/234
Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 242/6,7,8,9,10,11,12,13,14,15/234
Rajarajeshwarinagar	Locality / Street of the property: CHANNASANDRA VILLAGE, UTTARAHALLI HOBLI, BANGALORE WARD NO 160
Ward-160	
Zoning District: 301-Kengeri	
DETAILS:	
AREA OF PLOT (Minimum)	(A)
AREA OF PLOT	(A-Deductions)
COVERAGE CHECK	
Permissible Coverage area (55.00 %)	1271.2
Proposed Coverage Area (41.86 %)	967.5
Achieved Net coverage area (41.86 %)	967.5
Balance coverage area left (13.14 %)	303.7
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	4044.9
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.0
Allowable TDR Area (60% of Perm.FAR)	0.0
Premium FAR for Plot within Impact Zone (-)	0.0
Total Perm. FAR area (1.75)	4044.9
Residential FAR (100.00%)	3791.7
Proposed FAR Area	3791.7
Achieved Net FAR Area (1.64)	3791.7
Balance FAR Area (0.11)	253.2
BUILT UP AREA CHECK	
Proposed BuiltUp Area	5391.3
Substructure Area Add in BUA (Layout Lvl)	24.8
Achieved BuiltUp Area	5416.2

Approval Date :

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 Sl. 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.

2. 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.

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 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 :

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour 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 labour 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 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.

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
ESI (BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
					Cutout	StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking			
ESI BUILDING)	1	5914.21	522.82	5391.39	395.78	33.45	6.69	31.41	54.22	1078.15	3791.70	3791.70	14	89.41
Grand Total:	1	5914.21	522.82	5391.39	395.78	33.45	6.69	31.41	54.22	1078.15	3791.70	3791.70	14.00	89.41

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking				
Terrace	84.60	0.00	84.60	77.91	0.00	6.69	0.00	0.00	0.00	0.00	0.00	00	0.00
Second	1180.50	131.84	1048.66	76.96	6.69	0.00	0.00	0.00	0.00	965.01	965.01	00	43.67
Third	1181.74	112.35	1069.39	70.60	6.69	0.00	0.00	0.00	0.00	992.10	992.10	07	0.00
First	1161.82	131.84	1029.98	76.99	6.69	0.00	0.00	0.00	0.00	946.30	946.30	00	45.74
Ground	1114.36	146.79	967.57	72.14	6.69	0.00	0.45	0.00	0.00	888.29	888.29	07	0.00
Basement	1191.19	0.00	1191.19	21.18	6.69	0.00	30.96	54.22	1078.15	0.00	0.00	00	0.00
Total:	5914.21	522.82	5391.39	395.78	33.45	6.69	31.41	54.22	1078.15	3791.70	3791.70	14	89.41
Total Number of Same Blocks	1												
Total:	5914.21	522.82	5391.39	395.78	33.45	6.69	31.41	54.22	1078.15	3791.70	3791.70	14	89

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	14	192.50	28	385.00
Visitor's Car Parking	2	27.50	0	0.00
Total Car	16	220.00	28	385.00
Two Wheeler	-	27.50	0	0.00
Other Parking	-	-	-	693.15
Total		247.50		1078.15

Required Parking (Table 7a)								
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
RESI (BUILDING)	Residential	Apartment	50 - 225	1	-	1	14	-
	Total						14	20

Total :	-	-	-	14	28
Balcony Calculations Table					
FLOOR	SIZE	AREA	TOTAL AREA		
FIRST FLOOR PLAN	1.20 X 2.67 X 1 X 1	3.21	53.67		
	1.20 X 3.21 X 1 X 1	3.85			
	1.10 X 4.01 X 1 X 1	4.43			
	1.10 X 4.80 X 1 X 1	5.29			
	1.10 X 4.47 X 1 X 1	4.93			
	1.10 X 3.11 X 1 X 1	3.43			
	1.10 X 3.97 X 4 X 1	17.52			
	1.10 X 3.33 X 3 X 1	11.01			
SECOND FLOOR PLAN	1.37 X 2.59 X 1 X 1	3.55	70.93		
	1.52 X 4.01 X 1 X 1	6.12			
	1.53 X 4.80 X 1 X 1	7.32			
	1.10 X 4.47 X 1 X 1	4.93			
	1.50 X 3.33 X 4 X 1	20.00			
	1.50 X 3.97 X 4 X 1	23.88			
	1.52 X 3.37 X 1 X 1	5.13			
THIRD FLOOR PLAN	1.37 X 2.67 X 1 X 1	3.66	72.36		
	1.50 X 3.21 X 1 X 1	4.82			
	1.52 X 3.91 X 1 X 1	5.96			
	1.53 X 4.80 X 1 X 1	7.32			
	1.50 X 4.47 X 1 X 1	6.72			
	1.50 X 3.33 X 4 X 1	20.00			
	1.50 X 3.97 X 4 X 1	23.88			
Total	-	-	196.96		

OWNER / GPA HOLDER'S
SIGNATURE

OWNER'S ADDRESS WITH ID
NUMBER & CONTACT NUMBER :
Y G KASHINATH REP BY ITS GPA HOLDER M/s. SAI KIRAN
CONSTRUCTIONS Rep By Its Proprietrix G S PRIYA No 55/1,
2nd main, Vinayaka Layout, Uttarahalli Main Road
, Bengaluru- 560061

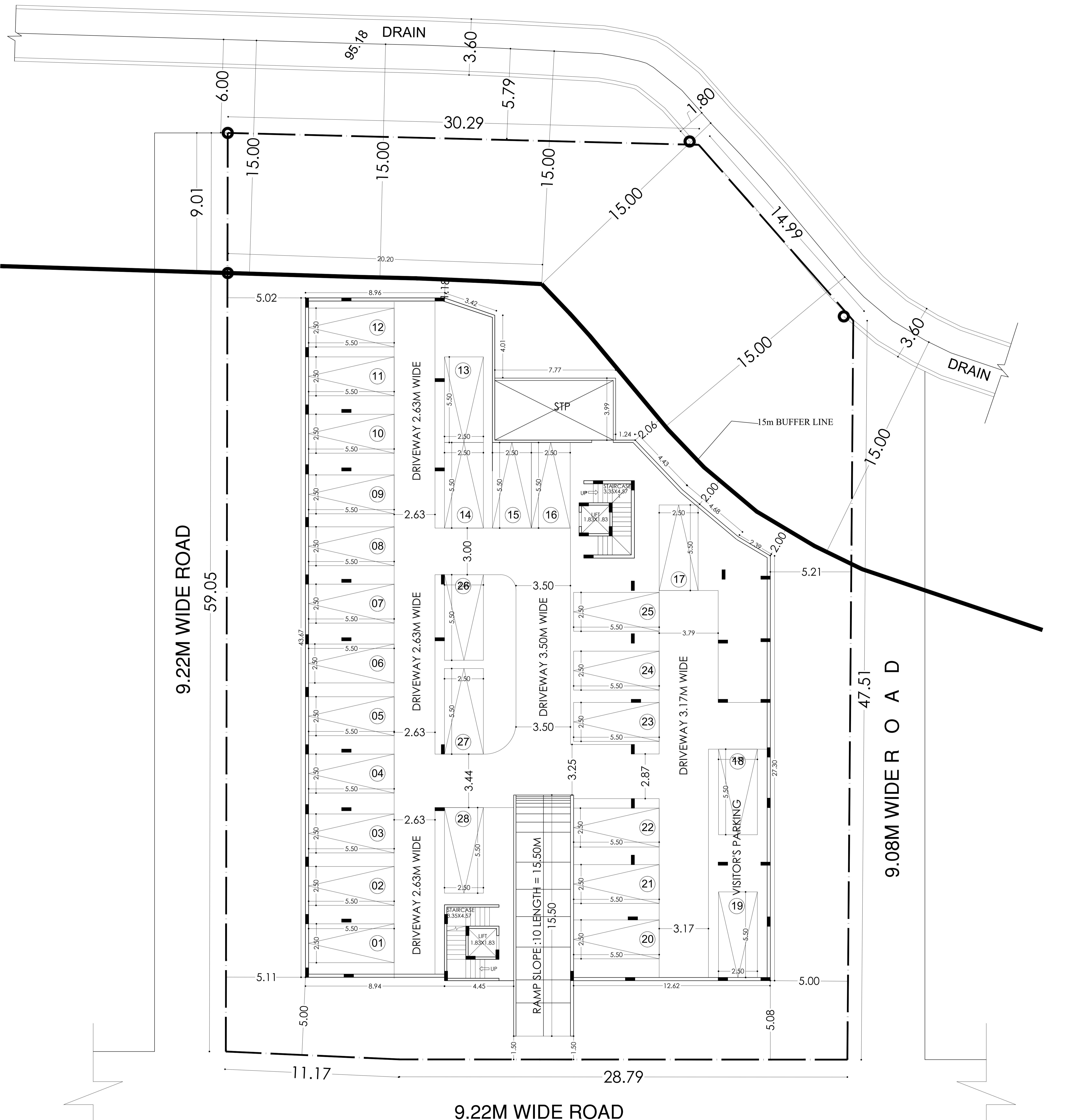
ARCHITECT/ENGINEER
/SUPERVISOR 'S SIGNATURE
MANOJ D NO-379, 5TH CROSS, SUBRAMANYA LAYOUT
(PRAKRUTHI LAYOUT) ANCHEPALYA
BCCI /BL -3.6/F-0298/21-22

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT AT KHATA NO
242/6,7,8,9,10,11,12,13,14,15/234, CHANNASANDRA VILLAGE,
UTTARAHALLI HOBLI, BANGALORE WARD NO 160

DRAWING TITLE : SITE PLAN

plan is valid for two years from the date of issue by the competent authority.

CTIONING AUTHORITY :		This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.	 <p>Digitally signed by VISHWAS I K Date: 16 Dec 2022 12:49:03 Project No.:PRJ/4257/22-23IN Organization :Brutat Bengaluru Mahanagara Palike Designation :Assistant Director Town Planning (ADTP) FileNo :BBMP/Ad.Com./RJH/1052/22-23  RAJARAJESHWARINAGAR </p> <p>QR CODE</p>
JUNIOR ENGINEER / ER	ASSISTANT DIRECTOR		



BASEMENT FLOOR PLAN

NO OF CARS = 28 NOS

lvt-1.55m

Condition:
This Plan Sanction is issued subject to the following conditions:
1. The sanction is accorded for:
a) Construction of Block - RESI (BUILDING) Wing - RESI-1 (BUILDING) Consisting of BASEMENT
T.G.F.U.F.
2. The sanction is intended for Apartment RESI (BUILDING) only. The use of the building shall not deviate from the intended 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 have to be paid to the concerned authority.
5. Necessary permission for carrying out certain cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The application for the temporary license for the use of construction workers and it should be demarcated after the construction work is completed.
7. The applicant shall INSURE all the workers engaged in the construction work against any accident incurred during the course of the work.
8. The applicant shall not stock any building materials / debris or footpath or roads or drains.
9. The debris shall be removed and transported to near by dumping yard.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment in 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 etc. per Bye-Law No. 26.
12. The applicant shall maintain during construction such berthing 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 approvals shall be posted in a conspicuous place of the licensed premises. The building license and the copies of the sanctioned plans with specifications shall be mounted on a suitable board in a conspicuous place of the licensed premises.
15. If any owner / builder contravenes the provisions of Bye-Laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the instance, warned in the event of non-compliance and the concerned authority will be given the time to rectify the same.
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. 3.0) under sub section (V-E) to (K).
17. The applicant shall not construct any building in the premises which is in violation of the Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. B 1993/2003 dated 10.07.2003 issued by the Central Building Research Institute, Roorkee, India.
24. The applicant should provide solar water heater per table 17 of Bye-Law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule VI (Bye-Law - 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. The common toilet shall be provided in the building in the manner as specified in Bye-Law No. 24.3.26. The common toilet shall be provided in the building in the manner as specified in Bye-Law No. 24.3.26.
27. The occupancy certificate will be considered only after ensuring that the provisions of conditions under Bye-Law No. 24.3.26 are met.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activity shall stop before 10.00 PM and shall not resume the work until 06.00 AM.
29. Garage engineering from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the processing unit — 5.0 capacity installed at site for its use & disposal (Applicable for Residential units of 20 and above and 2000 sq ft and above built up area and for commercial units of 1000 sq ft and above).
30. The plan submitted with the application shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements 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 workers and general public by erecting safe barriers.

31. Sufficient free wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority / concerned authority.
33. The concerned Association of the concerned area shall be obtained from the concerned authority.
Fire and Emergency Department every two years with inspection by the department regarding construction of Safety Measures installed. The certificate to be produced to the Corporation and shall be submitted to the concerned authority once a year.
34. The Owner / Association of high-rise building shall be conducted by the corporation agencies of the Karnataka Fire and Emergency Department to ensure that the equipments installed are in good condition and are in safe condition and that effect shall be submitted to the Corporation and Fire Force Department every year.

35. The Owner / Association of high-rise building shall be obtained by the concerned registration of Electrical inspection / LVI etc. The certificate to be produced to the BBMP and shall be submitted to the concerned association once a year.

36. The Owner / Association of the concerned area 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 the concerned area.

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

38. The applicant shall provide a space for locating the distribution transformers & associated equipment in the premises.

39. 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 etc. per Bye-Law No. 26.

40. The applicant shall maintain during construction such berthing as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

41. Permission shall be obtained from forest department for cutting trees before the commencement of the work.

42. License and approvals shall be posted in a conspicuous place of the licensed premises. The building license and the copies of the sanctioned plans with specifications shall be mounted on a suitable board in a conspicuous place of the licensed premises.

43. If any owner / builder contravenes the provisions of Bye-Laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the instance, warned in the event of non-compliance and the concerned authority will be given the time to rectify the same.

44. 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. 3.0) under sub section (V-E) to (K).

17. The applicant shall not construct any building in the premises which is in violation of the Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. B 1993/2003 dated 10.07.2003 issued by the Central Building Research Institute, Roorkee, India.

24. The applicant should provide solar water heater per table 17 of Bye-Law No. 29 for the building.

25. Facilities for physically handicapped persons prescribed in schedule VI (Bye-Law - 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. The common toilet shall be provided in the building in the manner as specified in Bye-Law No. 24.3.26.

27. The occupancy certificate will be considered only after ensuring that the provisions of conditions under Bye-Law No. 24.3.26 are met.

28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activity shall stop before 10.00 PM and shall not resume the work until 06.00 AM.

29. Garage engineering from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the processing unit — 5.0 capacity installed at site for its use & disposal (Applicable for Residential units of 20 and above and 2000 sq ft and above built up area and for commercial units of 1000 sq ft and above).

30. The plan submitted with the application shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements 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 workers and general public by erecting safe barriers.

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

32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority / concerned authority.

33. The concerned Association of the concerned area shall be obtained from the concerned authority.

34. The Owner / Association of high-rise building shall be conducted by the corporation agencies of the Karnataka Fire and Emergency Department to ensure that the equipments installed are in good condition and are in safe condition and that effect shall be submitted to the Corporation and Fire Force Department every year.

35. The Owner / Association of high-rise building shall be obtained by the concerned registration of Electrical inspection / LVI etc. The certificate to be produced to the BBMP and shall be submitted to the concerned association once a year.

36. The Owner / Association of the concerned area 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 the concerned area.

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

38. The applicant shall provide a space for locating the distribution transformers & associated equipment in the premises.

39. 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 etc. per Bye-Law No. 26.

40. The applicant shall maintain during construction such berthing as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

41. Permission shall be obtained from forest department for cutting trees before the commencement of the work.

42. License and approvals shall be posted in a conspicuous place of the licensed premises. The building license and the copies of the sanctioned plans with specifications shall be mounted on a suitable board in a conspicuous place of the licensed premises.

43. If any owner / builder contravenes the provisions of Bye-Laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the instance, warned in the event of non-compliance and the concerned authority will be given the time to rectify the same.

44. 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. 3.0) under sub section (V-E) to (K).

17. The applicant shall not construct any building in the premises which is in violation of the Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. B 1993/2003 dated 10.07.2003 issued by the Central Building Research Institute, Roorkee, India.

24. The applicant should provide solar water heater per table 17 of Bye-Law No. 29 for the building.

25. Facilities for physically handicapped persons prescribed in schedule VI (Bye-Law - 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. The common toilet shall be provided in the building in the manner as specified in Bye-Law No. 24.3.26.

27. The occupancy certificate will be considered only after ensuring that the provisions of conditions under Bye-Law No. 24.3.26 are met.

28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activity shall stop before 10.00 PM and shall not resume the work until 06.00 AM.

29. Garage engineering from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the processing unit — 5.0 capacity installed at site for its use & disposal (Applicable for Residential units of 20 and above and 2000 sq ft and above built up area and for commercial units of 1000 sq ft and above).

30. The plan submitted with the application shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements 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 workers and general public by erecting safe barriers.

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

32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority / concerned authority.

33. The concerned Association of the concerned area shall be obtained from the concerned authority.

34. The Owner / Association of high-rise building shall be conducted by the corporation agencies of the Karnataka Fire and Emergency Department to ensure that the equipments installed are in good condition and are in safe condition and that effect shall be submitted to the Corporation and Fire Force Department every year.

35. The Owner / Association of high-rise building shall be obtained by the concerned registration of Electrical inspection / LVI etc. The certificate to be produced to the BBMP and shall be submitted to the concerned association once a year.

36. The Owner / Association of the concerned area 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 the concerned area.

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

38. The applicant shall provide a space for locating the distribution transformers & associated equipment in the premises.

39. 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 etc. per Bye-Law No. 26.

40. The applicant shall maintain during construction such berthing as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

41. Permission shall be obtained from forest department for cutting trees before the commencement of the work.

42. License and approvals shall be posted in a conspicuous place of the licensed premises. The building license and the copies of the sanctioned plans with specifications shall be mounted on a suitable board in a conspicuous place of the licensed premises.

43. If any owner / builder contravenes the provisions of Bye-Laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the instance, warned in the event of non-compliance and the concerned authority will be given the time to rectify the same.

44. 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. 3.0) under sub section (V-E) to (K).

17. The applicant shall not construct any building in the premises which is in violation of the Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. B 1993/2003 dated 10.07.2003 issued by the Central Building Research Institute, Roorkee, India.

24. The applicant should provide solar water heater per table 17 of Bye-Law No. 29 for the building.

25. Facilities for physically handicapped persons prescribed in schedule VI (Bye-Law - 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. The common toilet shall be provided in the building in the manner as specified in Bye-Law No. 24.3.26.

27. The occupancy certificate will be considered only after ensuring that the provisions of conditions under Bye-Law No. 24.3.26 are met.

28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activity shall stop before 10.00 PM and shall not resume the work until 06.00 AM.

29. Garage engineering from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the processing unit — 5.0 capacity installed at site for its use & disposal (Applicable for Residential units of 20 and above and 2000 sq ft and above built up area and for commercial units of 1000 sq ft and above).

30. The plan submitted with the application shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements 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 workers and general public by erecting safe barriers.

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

32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority / concerned authority.

33. The concerned Association of the concerned area shall be obtained from the concerned authority.

34. The Owner / Association of high-rise building shall be conducted by the corporation agencies of the Karnataka Fire and Emergency Department to ensure that the equipments installed are in good condition and are in safe condition and that effect shall be submitted to the Corporation and Fire Force Department every year.

35. The Owner / Association of high-rise building shall be obtained by the concerned registration of Electrical inspection / LVI etc. The certificate to be produced to the BBMP and shall be submitted to the concerned association once a year.

36. The Owner / Association of the concerned area 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 the concerned area.

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

38. The applicant shall provide a space for locating the distribution transformers & associated equipment in the premises.

39. 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 etc. per Bye-Law No. 26.

40. The applicant shall maintain during construction such berthing as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

41. Permission shall be obtained from forest department for cutting trees before the commencement of the work.

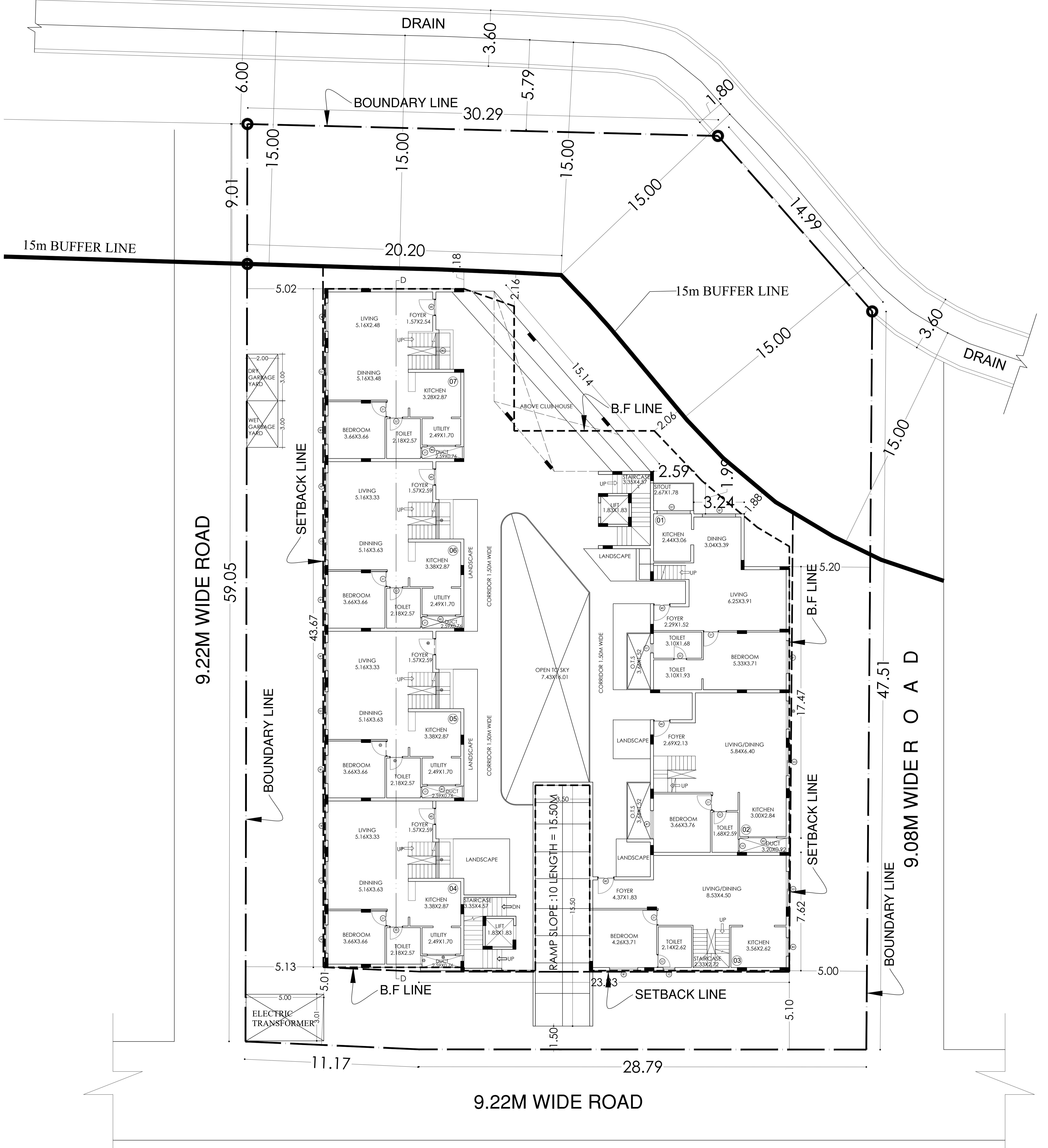
42. License and approvals shall be posted in a conspicuous place of the licensed premises. The building license and the copies of the sanctioned plans with specifications shall be mounted on a suitable board in a conspicuous place of the licensed premises.

43. If any owner / builder contravenes the provisions of Bye-Laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the instance, warned in the event of non-compliance and the concerned authority will be given the time to rectify the same.

44. 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. 3.0) under sub section (V-E) to (K).

17. The applicant shall not construct any building in the premises which is in violation of the Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. B 1993/2003 dated 10.07.2003 issued by the Central Building Research Institute, Roorkee, India.

24. The applicant should provide solar water heater per table 17 of Bye-Law No. 29 for the building.



Approval Condition:

This Plan Sanction is issued subject to the following conditions:

1. The sanction is accorded for a) Construction of Block - RESI (BUILDING) Wing - RESI(B) Consisting of BASEMENT T.G.F.U.F.

2. The sanction is intended for Apartment RESI (BUILDING) only. The use of the building shall not deviate from the sanctioned plan.

3. Care shall be taken in the plan that the building inspected by the department

4. Development charges towards increasing the capacity of water supply, sanitary and power main have to be paid to the concerned department.

5. Necessary permission for carrying out cables at ground level for postal services & space for dumping garbage within the premises shall be provided.

6. The application for the construction temporary license for the use of construction workers and it should be demarcated after the construction is completed.

7. The applicant shall INSURE all the structures and the site against fire and other risks.

8. The applicant shall not stock any building materials / debris or footpath or roads or on drains.

9. The debris shall be removed and transported to near by dumping yard.

10. The applicant shall provide a space for locating the distribution transformers & associated equipment and shall not enclose the same in the building.

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. 25.

12. The applicant shall maintain during construction such berthing 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 approval plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of the sanctioned plans with specifications shall be mounted on a separate board.

15. If any owner / builder contravenes the provisions of Bye-Laws and rules in force, the

Architect / Engineer / Supervisor will be informed by the Authority in the instance, warned in the event of contravention and shall be liable to impose a fine.

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. 36) under sub section (V-E) to (K).

17. The building shall be constructed in accordance with the Bye-Law No. 25 and Bye-Law No. 29.

18. On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.

19. Construction work shall be stopped for a period of 15 days in case of any emergency or if any order is issued by the concerned authority.

20. The building shall 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 & storage of water for non-potable purposes or recharge of ground water at all times. The rain water harvesting structures will be maintained in accordance with Bye-Law No. 23.

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. B 1993-2002 and the Bye-Law No. 29 for the construction of the building.

24. The applicant should provide solar water heater per table 17 of Bye-Law No. 29 for the building.

25. Facilities for physically handicapped persons prescribed in schedule VI (Bye-Law - 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.

27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 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