



Approval Date :

31. The Traffic Management Plan shall be obtained from Traffic Management Consultant at all high-rise structures which shall be got approved from the Competent Authority/ Engineer.

32. The Owner/ Association of the high-rise building shall conduct two mock fire drills in the building at least once in every year and another during the summer and autumn complete safety in respect of fire hazards.

33. The Owner/ Contractor/ Professional responsible for supervision of work shall not materially and adversely deviate from the construction from the sanctioned plan, without prior approval of the authority concerned. The Contractor shall be answerable for the risk involved in construction of provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

34. The Owner/ Association or reconstruction of building shall be commenced within a period of two (2) years from date of sanction. Before the expiry of two years, the Owner/ Developer shall submit a report to BBMP/ Standing Authority of the relevant to start work from the form prescribed in Schedule IV. Further, the Owner/ Developer shall get permission on completion of the construction of existing or future columns of the foundation. Otherwise the sanction of permission deemed cancelled.

35. The Owner/ Developer shall follow the instruction of chamber BMS/SSS provided in the DD letter No. RWSB/SA/2016/2017 dated 25-09-2016 regarding installation of treated water for all construction activities at built up area more than 2000 Sq.m

36. The Owner/ Developer shall adhere by the collection of solid waste and its segregation as per solid waste management plan 2015.

37. The Applicant/ Owner/ Developer shall make necessary provision for charge electrical vehicles.

38. The Applicant/ Owner/ Developer shall plant one tree for one tree for every 200 Sq.m of FAR areas as per defined in case of Apartment/ group housing/ multi dwelling building sanction plan and at least Ten trees for single unit.

39. The Applicant/ Owner/ Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018

40. The Applicant/ Owner/ Architect shall intimate line out marking date within 30 days from sanctioned plan.

41. If the Applicant/ Owner/ Developer building construction against the sanctioned plan the action will be initiated according to BBMP Act No. 2020.

42. The Applicant/ Owner/ Architect should adhere to the special conditions imposed in the Building Licence

43. The Applicant/ Owner/ Architect shall adhere by the conditions imposed in NOC/MS issued from different departments.

44. BBMP will not be responsible for any dispute that may arise in respect of property to be sold or leased, if any of the documents submitted in respect of property is questioned in court or if otherwise, the plan sanctioned stands cancelled automatically and the same shall be initiated.

45. The Applicant/ Owner/ Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 5 units and above.

46. In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanctioned shall be cancelled.

47. Special provision as per Labour Department of Government of Karnataka vide ADOENUM (Housing) 0022199 Letter No. LDO/ST/OT/2016 dated 11-04-2015.

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 shall be done strictly according to

2. The Applicant/ Builder/ Owner/ Contractor should submit the Registration of establishment and list of construction workers engaged in the line of issue of Government Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to register the establishment and workers engaged in establishment and workers working at construction site or work place.

3. The Applicant/ Builder/ Owner/ Contractor shall inform the changes if any of the list of workers engaged by him.

4. Any person who is not the 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.

[illegible]

Required Parking (Table 7a)								
Block Name	Type	SubUse	Area (Sq.ft.)	Units		Car		
				Regd.	Prop.	Regd./Unit	1	Prop.
BLOCK 4 (WING 1)	Residential	Apartment	50 - 225 225,001 - 375	1	-	1	1	-
BLOCK 5 (WING 5)	Residential	Apartment	50 - 225	1	-	2	94	-
BLOCK 3 WING 2 (BLOCK 2 WING 3 BLOCK 1 WING 4)	Residential	Apartment	50 - 225 225,001 - 375	1	-	1	169	-
Total				-	-	-	330	407

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.45 X 102 X 1.1	0.23	0.43
	0.43 X 102 X 1.1	0.20	
	10.72 X 15 X 1.1	2.15	20.87
SECOND FLOOR PLAN	12.71 X 15 X 1.1	0.31	
	10.5 X 15 X 1.1	3.52	
	0.54 X 116 X 1.1	0.36	
	0.45 X 102 X 1.1	0.23	
	0.45 X 120 X 1.1	0.29	
	1.28 X 15 X 1.1	6.53	
	0.73 X 12.5 X 1.1	1.56	
THIRD - 3, 5, 8, 10 FLOOR PLAN	0.73 X 12.5 X 1.1	6.24	62.36
	1.74 X 15 X 1.1	16.48	
	1.21 X 50 X 1.1	25.04	
	0.84 X 116 X 1.1	1.24	
	0.45 X 102 X 1.1	0.92	
	1.08 X 12.5 X 1.1	8.76	
	11.6 X 15 X 1.1	23.69	
THIRD - 4, 5, 6, 7, 11, 12 FLOOR PLAN	1.28 X 15 X 1.1	37.58	189.48
	1.74 X 15 X 1.1	14.72	
	0.82 X 12 X 1.1	23.14	
	1.20 X 50 X 1.1	26.72	
	0.45 X 102 X 1.1	0.96	
	1.16 X 15 X 1.1	35.52	
	0.73 X 12.5 X 1.1	9.38	
	0.60 X 50 X 1.1	12.00	
	1.00 X 2.00 X 1.1 X 6	19.08	
TOTAL			263.14

FAR & Tenement Details													Proposed FAR Area (Sq.ft.)	Total FAR Area (Sq.ft.)	Ten. (No)	Carpet Area other than Tenement
Block	No. of Same Bldg	Gross Built Up Area (Sq.ft.)	Deductions From Gross BSA/Area in Sq.ft.)	Total Built Up Area (Sq.ft.)	Deductions Area in Sq.ft.)											
			Column	Star/Case	Lift Machine	Lift	Void	SubStructure	Ramp	Parking	Rest.					
BLOCK 4 WING 1	1	40211.38	1374.16	38837.22	769.33	296.97	20.52	0.00	1994.73	525.54	20730.77	15045.65	15045.65	48	2286.05	
BLOCK 6 (WING 2)	1	8459.07	423.81	8035.26	320.32	164.16	13.68	39.86	0.00	0.00	0.00	7497.24	7497.24	46	461.81	
BLOCK 3 WING 2	(BLOCK 2 WING 3 BLOCK 1 WING 2)	1	43777.63	2465.19	41312.44	1010.17	667.68	51.36	230.49	0.35	0.00	0.00	39532.39	39532.39	179	83.29
Grand		3	92448.08	4263.16	88184.92	2099.82	1128.81	85.56	270.35	1995.08	525.54	20730.77	61890.23	61890.23	273.00	2831.15

ARCHITECT/ENGINEER
/SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyanagar, No.26,
Bhudevi nilaya, 2nd main road, kalyanagar.
BCC/BL-3.6/E-3672/2012-13

SHEET NO: 1

This approval of Building plan/ Modified plan is valid for two years from the