

UnitBUA Table for Block :A (DS MAX SISTA GRAND)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF 1	FLAT	72.21	64.53	11	
	GF 10	FLAT	46.50	41.03	6	
	GF 11	FLAT	46.50	41.03	6	
	GF 12	FLAT	72.21	64.53	11	
	GF 13	FLAT	72.21	64.53	11	
	GF 14	FLAT	72.21	64.53	11	
	GF 15	FLAT	72.21	64.53	11	
	GF 16	FLAT	72.21	64.53	11	
	GF 17	FLAT	72.21	64.53	11	
	GF 18	FLAT	46.50	41.03	6	
	GF 19	FLAT	46.50	41.03	6	
	GF 2	FLAT	72.21	64.53	11	
	GF 20	FLAT	46.50	41.03	6	
	GF 21	FLAT	46.50	41.03	6	
	GF 22	FLAT	46.50	41.03	6	
	GF 23	FLAT	46.50	41.03	6	
	GF 24	FLAT	72.21	64.53	11	
	GF 25	FLAT	72.21	64.53	11	
	GF 26	FLAT	72.21	64.53	11	
	GF 27	FLAT	72.21	64.53	11	
	GF 28	FLAT	72.21	64.53	11	
	GF 29	FLAT	72.21	64.53	11	
	GF 3	FLAT	72.21	64.53	11	
	GF 30	FLAT	72.21	64.53	11	
	GF 31	FLAT	72.21	64.53	11	
	GF 32	FLAT	46.50	41.03	6	
	GF 33	FLAT	46.50	41.03	6	
	GF 34	FLAT	72.21	64.53	11	
	GF 35	FLAT	72.21	64.53	11	
	GF 36	FLAT	46.50	41.03	6	
	GF 37	FLAT	72.21	64.53	11	
	GF 38	FLAT	71.73	64.07	11	
	GF 39	FLAT	71.73	64.07	11	
	GF 4	FLAT	46.50	41.03	6	
	GF 40	FLAT	71.73	64.07	11	
	GF 41	FLAT	71.73	64.07	11	
	GF 42	FLAT	71.73	64.07	11	
	GF 43	FLAT	71.73	64.07	11	
	GF 44	FLAT	71.73	64.07	11	
	GF 45	FLAT	71.73	64.07	11	
	GF 46	FLAT	71.73	64.07	11	
	GF 47	FLAT	71.73	64.07	11	
	GF 48	FLAT	71.73	64.07	11	
	GF 49	FLAT	71.73	64.07	11	
	GF 5	FLAT	46.50	41.03	6	
GF 50	FLAT	71.73	64.07	11		
GF 51	FLAT	71.73	64.07	11		
GF 52	FLAT	71.73	64.07	11		
GF 53	FLAT	71.73	64.07	11		
GF 6	FLAT	72.21	64.53	11		
GF 7	FLAT	72.21	64.53	11		
GF 8	FLAT	72.21	64.53	11		
GF 9	FLAT	72.21	64.53	11		
TYPICAL - 1,2 & 3 FLOOR PLAN	F 1	FLAT	76.33	68.65	11	
	F 10	FLAT	49.50	44.03	6	
	F 11	FLAT	49.50	44.03	6	
	F 12	FLAT	76.33	68.65	11	
	F 13	FLAT	76.33	68.65	11	
	F 14	FLAT	76.33	68.65	11	
	F 15	FLAT	76.33	68.65	11	
	F 16	FLAT	76.33	68.65	11	
	F 17	FLAT	76.33	68.65	11	
	F 18	FLAT	49.50	44.03	6	
	F 19	FLAT	49.50	44.03	6	
	F 2	FLAT	76.33	68.65	11	
	F 20	FLAT	49.50	44.03	6	
	F 21	FLAT	49.50	44.03	6	
	F 22	FLAT	49.50	44.03	6	
	F 23	FLAT	49.50	44.03	6	
	F 24	FLAT	76.33	68.65	11	
	F 25	FLAT	76.33	68.65	11	
	F 26	FLAT	76.33	68.65	11	
	F 27	FLAT	76.33	68.65	11	
	F 28	FLAT	76.33	68.65	11	
	F 29	FLAT	76.33	68.65	11	
	F 3	FLAT	76.33	68.65	11	
	F 30	FLAT	76.33	68.65	11	
	F 31	FLAT	76.33	68.65	11	
	F 32	FLAT	49.50	44.03	6	
	F 33	FLAT	49.50	44.03	6	
	F 34	FLAT	76.33	68.65	11	
	F 35	FLAT	76.33	68.65	11	
	F 36	FLAT	46.50	41.03	6	
	F 37	FLAT	76.33	68.65	11	
	F 38	FLAT	75.85	68.19	11	
	F 39	FLAT	75.85	68.19	11	
	F 4	FLAT	49.50	44.03	6	
	F 40	FLAT	75.85	68.19	11	
	F 41	FLAT	75.85	68.19	11	
	F 42	FLAT	75.85	68.19	11	
	F 43	FLAT	75.85	68.19	11	
	F 44	FLAT	75.85	68.19	11	
	F 45	FLAT	75.85	68.19	11	
	F 46	FLAT	75.85	68.19	11	
	F 47	FLAT	75.85	68.19	11	
	F 48	FLAT	75.85	68.19	11	
	F 49	FLAT	75.85	68.19	11	
	F 5	FLAT	49.50	44.03	6	
F 50	FLAT	75.85	68.19	11		
F 51	FLAT	75.85	68.19	11		
F 52	FLAT	75.85	68.19	11		
F 53	FLAT	75.85	68.19	11		
F 6	FLAT	76.33	68.65	11		
F 7	FLAT	76.33	68.65	11		
F 8	FLAT	76.33	68.65	11		
F 9	FLAT	76.33	68.65	11		

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (DS MAX SISTA GRAND)	D2	0.75	2.10	688
A (DS MAX SISTA GRAND)	D1	0.90	2.10	752
A (DS MAX SISTA GRAND)	O	0.90	2.10	52
A (DS MAX SISTA GRAND)	D2	0.90	2.10	44
A (DS MAX SISTA GRAND)	O	1.20	2.10	480
A (DS MAX SISTA GRAND)	ED	1.20	2.10	212

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (DS MAX SISTA GRAND)	W	0.80	1.20	172
A (DS MAX SISTA GRAND)	W	1.20	1.20	920
A (DS MAX SISTA GRAND)	W	1.39	1.20	48
A (DS MAX SISTA GRAND)	W	1.50	1.20	1620
A (DS MAX SISTA GRAND)	W	2.00	1.20	128

ction is issued subject to the following conditions :

is accorded for.

of 'Block - A (DS MAX SISTA GRAND) Wing - A-1 (DS MAX SISTA GRAND BASEMENT, STILT, GF+3UF).

is accorded for Apartment A (DS MAX SISTA GRAND) only. The use of the building is reserved in the plan should not be converted for any other purpose.

nt charges towards increasing the capacity of water supply, sanitary and power main d to BWSSB and BESCOM if any.

ucts for running telephone cables, cubicles at ground level for postal services & space garbage within the premises shall be provided.

nt shall construct temporary toilets for the use of construction workers and it should be after the construction.

nt shall INSURE all workmen involved in the construction work against any accident incidents arising during the time of construction.

nt shall not stock any building materials / debris on footpath or on roads or on drains. shall be removed and transported to near by dumping yard.

nt / builder is prohibited from selling the setback area / open spaces and the common which shall be accessible to all the tenants and occupants.

nt shall provide a space for locating the distribution transformers & associated per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

nt shall provide a separate room preferably 4.50 x 3.65 m in the basement for telecom equipment and also to make provisions for telecom services as per Bye-law No.

nt shall maintain during construction such barricading as considered necessary to debris & other materials endangering the safety of people / structures etc. in site.

shall be obtained from forest department for cutting trees before the commencement

nd approved plans shall be posted in a conspicuous place of the licensed premises. The se and the copies of sanctioned plans with specifications shall be mounted on displayed and they shall be made available during inspections.

er / builder contravenes the provisions of Building Bye-laws and rules in force, the engineer / Supervisor will be informed by the Authority in the first instance, warned in stance and cancel the registration if the same is repeated for the third time.

ersonnel, applicant or owner as the case may be shall strictly adhere to the duties and s specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

ng shall be constructed under the supervision of a registered structural engineer.

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

n or reconstruction of the building should be completed before the expiry of five years of issue of license & within one month after its completion shall apply for permission building.

ng should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the authority.

ater supplied by BWSSB should not be used for the construction activity of the

nt shall ensure that the Rain Water Harvesting Structures are provided & maintained for storage of water for non potable purposes or recharge of ground water at all a minimum total capacity mentioned in the Bye-law 32(a).

ng shall be designed and constructed adopting the norms prescribed in National and in the "Criteria for earthquake resistant design of structures" bearing No. IS established by the Bureau of Indian Standards making the building resistant to earthquake.

nt should provide solar water heaters as per table 17 of Bye-law No. 29 for the

er physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building 3 shall be ensured.

nt shall provide at least one common toilet in the ground floor for the use of the tants / drivers and security men and also entrance shall be approached through a ramp for Handicapped persons together with the stepped entry.

ancy Certificate will be considered only after ensuring that the provisions of conditions 3, 24, 25 & 26 are provided in the building.

nt shall ensure that no inconvenience is caused to the neighbors in the vicinity of and that the construction activities shall stop before 10.00 PM and shall not resume the an 7.00 AM to avoid hindrance during late hours and early morning hours.

ginating from Apartments / Commercial buildings shall be segregated into organic and e and should be processed in the Recycling processing unit ----- k.g capacity for its re-use / disposal (Applicable for Residential units of 20 and above and l above built up area for Commercial building).

es with basement/s shall be designed for structural stability and safety to ensure for during the course of excavation for basement/s with safe design for retaining walls ture for the safety of the structure as well as neighboring property, public roads and besides ensuring safety of workman and general public by erecting safe barricades.

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 Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.

36. 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.

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

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 intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

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.

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 adhered to

41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.

43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

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

45. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

46. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

47. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

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

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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" should be strictly adhered to

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.

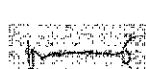
	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.
MAX (D)	Residential	Apartment	0 - 50	2	-	1	26
			50 - 225	1	-	1	160
	Total :		-	-	-	-	186 284

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	186	2557.50	284	3905.00
Visitor's Car Parking	19	261.25	0	0.00
Total Car	205	2818.75	284	3905.00
TwoWheeler	-	261.25	100	250.00
Other Parking	-	-	-	7011.04
Total		3080.00		11166.04

Block :A (DS MAX SISTA GRAND)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking			
Terrace Floor	89.02	52.33	0.00	21.73	0.00	14.96	0.00	0.00	0.00	0.00	00
Third Floor	4649.61	28.79	16.20	0.00	154.97	0.00	0.00	0.00	4449.65	4449.65	53
Second Floor	4649.61	28.79	16.20	0.00	154.97	0.00	0.00	0.00	4449.65	4449.65	53
First Floor	4649.61	28.79	16.20	0.00	154.97	0.00	0.00	0.00	4449.65	4449.65	53
Ground Floor	4448.97	28.79	16.20	0.00	154.97	0.00	0.00	0.00	4249.01	4249.01	53
Stilt Floor	4448.96	28.79	16.20	0.00	0.00	0.00	0.00	4403.97	0.00	0.00	00
Basement Floor	7172.04	28.79	16.20	0.00	0.00	163.04	219.94	6762.07	0.00	0.00	00
Total:	30107.82	225.07	97.20	21.73	619.88	178.00	219.94	11166.04	17597.96	17597.96	212
Total Number of Same Blocks	1										
Total:	30107.82	225.07	97.20	21.73	619.88	178.00	219.94	11166.04	17597.96	17597.96	212

220.07	57.20	21.75	019.00	170.00	219.94	11160.04	17597.90	17597.90	212
Balcony Calculations Table									
FLOOR	SIZE			AREA		TOTAL AREA			
TYPICAL - 1,2 & 3 FLOOR PLAN	1.20 X 3.43 X 40 X 3			494.40		602.40			
	1.20 X 2.50 X 12 X 3			108.00					
Total						602.40			

<p>OWNER / GPA HOLDER'S SIGNATURE</p> <p>OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :</p> <p>MS DS MAX PROPERTIES PRIVATE LIMITED REP. BY ITS AUTHORIZED SIGNATORY SHIVASHANKAR CHIKKERI,NO 1854, 17th main, 30th B cross ,HBR layout, 1st stage, 5th block,B-LURU</p> <p></p>	
<p>ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE</p> <p>Prakash S Hathwar 66/7, C Main, Corporation Layout, 4th T Block, Jayanagar,B-luru-41 BBC/BL-3.2.3/E-930/91-92</p> <p></p>	
<p>PROJECT TITLE : PROPOSED RESIDENTIAL APARTMENT BUILDING ON SITE/ KHATHA NO: SY NO 119/2,119/3,119/4 AND 119/5, UTTARAHALLI, BOMMANAHALLI ZONE , B-LURU .IN WARD NO: 184</p>	
<p>DRAWING TITLE : 788190380-13-05-202302-12-40\$ \$REVISED PRJ 520</p>	
<p>SHEET NO : 10F 6</p>	

of Building plan/ Modified plan is valid for two years from the date of plan and building licence by the competent authority.

Color Notes		
COLOR INDEX		
PLOT BOUNDARY		
LAND USE		
PROPOSED (Coverage Area)		
EXISTING (To be retained)		
EXISTING (To be demolished)		
AREA STATEMENT (684P)	VERSION NO.: 1.0.14	
VERSION DATE: 04/05/2023		
PROJECT DETAILS:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJU02023-23-24	Plot Subuse: Apartment	
Application Type: General		
Land Use Zone: Residential (M)		
Proposed Type: Building/Permission		
Permit No: BBMP/PL/2023/04/05/0001/NO.1193, 1194, UTTARAHALLI, BOMMANAHALLI ZONE, BENGALURU		
Nature of Sancion: NEW		
City Survey No: 119		
Location: RING-II		
Permit Type: (A) Residential, (B) Commercial, (C) Industrial, (D) Residential, (E) Commercial, (F) Industrial, (G) Residential, (H) Commercial, (I) Industrial, (J) Residential, (K) Commercial, (L) Industrial, (M) Residential, (N) Commercial, (O) Industrial, (P) Residential, (Q) Commercial, (R) Industrial, (S) Residential, (T) Commercial, (U) Industrial, (V) Residential, (W) Commercial, (X) Industrial, (Y) Residential, (Z) Commercial, (AA) Industrial		
Building Line Specified as per Z.R./NA		
Locality / Street of the property: UTTARAHALLI		
Zone: Bomanahalli		
Ward: 10		
Planning District: 321-Anapura		
AREA DETAILS:	SO.MT.	
AREA OF PLOT (Minimum)	(A)	8606.17
NET AREA	(A-Deductions)	8606.17
COVERAGE CHECK		
Permissible Coverage area (50.00 %)	4453.08	
Proposed Coverage Area (49.95 %)	4448.96	
Achieved Net coverage area (49.95 %)	4448.96	
Balance coverage area M.R (0.00 %)	4.12	
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)	22265.41	
Additional F.A.R. within Ring I and II for amalgamated plot (2.50)	22265.41	
Actual F.A.R. (2.50)	0.00	
Permissible FAR for Plot within Impact Zone (-)	0.00	
Total Permissible FAR area (2.50)	22265.41	
Residential FAR (100.00%)	17597.94	
Proposed Residential FAR (100.00%)	17597.94	
Actual Residential FAR Area (1.00%)	17597.95	
Balance FAR Area (0.02%)	4037.43	
BUILT UP AREA CHECK		
Proposed BuiltUp Area	30107.82	
Structures Area Add in BUA (Layout Lvl)	47.45	
Achieved Built Up Area	30105.27	

Approval Date:

Approval Condition:
 The Plan Sanction is issued subject to the following conditions:

- The Sanction is issued for: **Ground floor block A (DS MAX SISTA GRAND) Wing - A-1 (DS MAX SISTA GRAND Consulting of BASEMENT, STLT, G/F+9/F)**
- The Sanction is accorded for Apartment (A) (DS MAX SISTA GRAND) only. The use of the building shall not deviate in any manner.
- The building 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 BBMP and BESCOM by the owner.
- 5% of the total area of the building shall be reserved for the use of the Corporation and Fire Department every year.
- The Owner / Association of high-rise building shall get the building inspected by authorized agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in accordance with the relevant laws and regulations.
35. The Owner / Association of high-rise building shall also declare one room for the Electrical Corporation and Fire Department every year.
- 5% of the total area of the building shall be reserved for the use of the Corporation and Fire Department every year.
- The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after completion of the building.
- 7.1 The applicant shall INSURE all workers involved in the construction work against any accident / unfortunate incidents arising during the time of construction.
- 8.1 The applicant shall not use any materials which are liable to damage 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 as per K.E.R.C (E&D) code section 3.07 and 3.08 for the distribution of power to the premises.
11. The applicant shall provide a space for the disposal of solid waste in the base area for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 38.
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. The approved and approved plans shall be posted in a conspicuous place of the allotted premises. The building license and the copies of sanctioned plans with specifications shall be mounted on the display board displayed during the construction of the building.
15. In any event of any construction or reconstruction of the building shall be completed by the end of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
16. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the concerned authority.
21. Drinking water supplied by BVSSB 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-drinking purposes or recharge of ground water at all times.
23. The building shall be designed and constructed as per the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893 (Part 1) and the Bureau of Indian Standards making the building resistant to earthquake.
24. The applicant shall provide suitable water heaters as per clause 17 of Bye-law No. 23 to the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building by-laws 2003 shall be ensured.
26. The applicant shall provide at least one common toilet in the ground floor for the use of the workers and the workers shall be provided with separate toilet for the disabled persons to 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 Nos. 23, 24, 25 & 26 are met.
28. The contractor shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid disturbance during late hours and early morning hours.
29. The original building plans / Approved / Commencement of buildings shall be segregated into specific and unique areas as per the requirements in the Report of the Building Control Officer - 1 & capacity installed as far as its re-use / disposal / Approved for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial buildings.
30. The contractor shall ensure that the earth moving activities are safe and shall take all necessary measures for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structures as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
32. Construction workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
33. Employment of child labour in any construction activities strictly prohibited.
34. Construction workers shall be provided with the minimum basic facilities.
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.

Note:

1. Registration of Application / 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.
2. The Application / 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 should be submitted to the concerned Engineer to inspect the establishment and ensure the registration of establishment and list of workers engaged at the time of issue of the same place.
3. The Applicant / Builder / Owner / Contractor shall also inform the charges if any of the list of workers engaged at the time of issue of the same place.
4. In case any contractor or No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or place who is not registered with the Karnataka Building and Other Construction workers Welfare Board.

Note:

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 Sanction is issued subject to the following conditions:

- 1.7 The Sanction is issued for:

6. Ground floor block A (DS MAX SISTA GRAND) Wing - A-1 (DS MAX SISTA GRAND Consulting of BASEMENT, STLT, G/F+9/F)

2.7 The Sanction is accorded for Apartment (A) (DS MAX SISTA GRAND) only. The use of the building shall not deviate in any manner.

3.7 The Sanction is issued subject to 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 BBMP and BESCOM by the owner.

5.3 The Sanction is issued subject to the plan should not be converted for any other purpose.

6. The Sanction is issued subject to the plan should not be converted for any other purpose.

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Color Notes
COLOR INDEX
 PLOT BOUNDARY
 ABUTTING ROAD
 PROPOSED WORK (COVERAGE AREA)
 EXISTING (To be retained)
 EXISTING (To be demolished)

AREA STATEMENT (BMP)		VERSION NO : 1.0.14	VERSION DATE: 04/05/2023
PROJECT DETAIL			
Plot No: PRU0502023-24	Plot Use: Residential		
Application Type: General	Land Use Zone: Residential (Main)		
Plot/Sub Pkt No: STEERKA THA NO 357/5/THA NO-1195/1192, 1193, 1194, UTTARAHALLI, BOMMANAHALLI ZONE, BENGALURU	Native of Sectors: NEW		
Location: RING-III	Khas No: (As per Khas Extract)	1192, 1193, 1194, UTTARAHALLI, BOMMANAHALLI ZONE	
Building Line Specified as per Z.R. NA	Building Line Specified as per Z.R. NA	Locality / Street of the property: UTTARAHALLI	
Zone: Bommanahalli	Ward: Ward-184	Block: Block 321-Ayanapura	
Area: 10000.00 Sq.mtr	Area of PLOT (Minimum): (A)	8000.00	SQMT
NET AREA OF PLOT	NET AREA OF PLOT (A-Deductions)	8000.00	
COVERAGE CHECK			
Permitted Coverage area (50.00 %)	Permitted Coverage Area (50.00 %)	4453.08	
Proposed Coverage Area (49.95 %)	Proposed Coverage Area (49.95 %)	4448.96	
Achieved Net coverage area (49.95 %)	Achieved Net coverage area (49.95 %)	4448.96	
FAR CHECK			
Permissible FAR as per zoning regulation 20/5 (2.50)	Permissible FAR as per zoning regulation 20/5 (2.50)	2225.00	
Additional FAR (A minus Reg) and (I) for amalgamated plot (2.50)	Additional FAR (A minus Reg) and (I) for amalgamated plot (2.50)	2225.00	
Allowed TDR Area (80% of Permitted FAR)	Allowed TDR Area (80% of Permitted FAR)	0.00	
Premium FAR for Plot within Impact Zone (-)	Premium FAR for Plot within Impact Zone (-)	0.00	
Total FAR (2.50)	Total FAR (2.50)	2225.00	
Residential FAR (100.00%)	Residential FAR (100.00%)	17597.96	
Proposed FAR Area	Proposed FAR Area	17597.96	
Achieved Net FAR Area (1.98)	Achieved Net FAR Area (1.98)	17597.96	
Balance FAR Area (0.02)	Balance FAR Area (0.02)	4867.46	
BUILT UP AREA (B)	BUILT UP AREA (B)	30107.82	
Proposed Built Up Area	Proposed Built Up Area	30107.82	
Substructure Area Add in B (Layout Lyr)	Substructure Area Add in B (Layout Lyr)	4745	
Achieved Built Up Area	Achieved Built Up Area	30155.27	

Approval Date :

01-04-2013

Approval Condition :
 This Plan Sanction is issued subject to the following conditions:

- The plan is accorded for:
- Consisting of Block - A (DS MAX SISTA GRAND) Wing - A-1 DS MAX SISTA GRAND) Consisting of BASEMENT, STYL, GF-30/F.
- The plan is issued subject to the following conditions (DS MAX SISTA GRAND) only. The use of the building shall not deviate for any other use.
3. Car Parking reserved in the plan should not be converted for any other purpose.
4. The building shall not be converted for any other purpose. The certificate issued by the department regarding working condition of Fire Safety Measures issued. The certificate issued by the department regarding working condition of Fire Safety Measures issued. The certificate issued by the department regarding working condition of Fire Safety Measures issued.
5. Necessary ducts for running Telephone cables, cables at ground level for postal services & space for Air Conditioning units shall be provided.
6. The applicant shall construct temporary sheds for the use of construction workers and it should be demolished after the construction.
7. The applicant shall not do any work in the building during the construction work against any accident / Unward incident arising during the time of construction.
8. The applicant shall not store any building materials / debris / on footpath or on roads or on drains.
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. No construction work shall be carried out on the roof of the building. Construction equipment & associated equipment as per K.E.R.C (E&B) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room of preferably 4.50 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per By-Law no. 25/2002.
12. The applicant shall maintain during construction such blemishes as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. The trees shall be obtained from forest department for cutting trees before the commencement of the work.
14. Licences and permits given shall be produced on demand of the concerned authorities or licensed premises. The building plans and the copies of ownership papers with specifications shall be mounted on a frame and displayed and they shall be made available during inspection.
15. If any owner / builder contravenes the provisions of Building By-Laws and rules in force, the Architectural Control Committee shall have the right to cancel the registration of the building in the second instance and cancel the registration if the same is repeated for the third time.
16. Technical personnel, applicators or others as the case may be shall strictly adhere to the rules and regulations of the Building By-Laws, Rules and By-Laws of the concerned authority.
17. The building shall be constructed under the supervision of a registered structural engineer.
18. On completion of foundation before erection of walls on the foundation and in case of any deviation from the plans, the concerned authority shall be informed and the same shall be obtained.
19. Construction or reconstruction of the building shall 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 issue of license.
20. The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.
21. Drinking water supplied by BWSB should not be used for the construction activity of the building.
22. The applicant shall ensure that Rain Water Harvesting Structures are provided & maintained in a proper manner. The Rain Water Harvesting Structures shall be provided with a minimum of 1000 liters of water at all trees 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 of India 2005 and the relevant Building Bye-Laws. The Building Bye-Laws No. IS: 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24. The applicant should provide solar water heating as per table 17 of Bye-Law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in Schedule X (By-Law - 31) of Building by-Laws 2002 shall be ensured.
26. The building shall have 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 disabled entry.
27. The building shall be provided with ramps for the disabled after the completion of the building so that the provisions of conditions via St. No. 23, 24 & 25 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbour in the vicinity of construction work. The building shall not 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 as per for the re-use & disposal (Applicable for Residential units of 20 and above and 200 sq.mtr. of commercial units).
30. The structures with basements 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 workmen and general public by ensuring safe barriers.

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. BSBMP will not be responsible for any dispute that may arise in respect of property in question.
- 6. In case of any document submitted in respect of property in question is found to be false or forged, the plan sanctioned shall be cancelled automatically and legal action will be initiated.

Required Parking(Table 7a)						
Block	Type	Subuse	Area (Sq.m)	Units	Car	
(A) DS MAX SISTA GRAND	Residential Apartment	0-50	2	-	1	26
		50-225	1	-	1	160
Total:					165	284

Parking Check (Table 7b)				
Vehicle Type	Regd.		Achieved	
Car	165	2557.50	284	3905.00
Visitor Car Parking	15	255	15	300
Total Car	205	2817.5	284	3905.00
Two Wheeler			261.25	100
Other Parking			-	701.00
Total		3080.00		11168.04

Block : A (DS MAX SISTA GRAND)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	
Terrace Floor	89.02	52.33	0.00	21.73	0.00	14.96	0.00	0.00	0.00	00
Third Floor	4649.61	28.79	16.20	0.00	154.97	0.00	0.00	0.00	4449.65	4449.65
Second Floor	4649.61	28.79	16.20	0.00	154.97	0.00	0.00	0.00	4449.65	4449.65
First Floor	4649.61	28.79	16.20	0.00	154.97	0.00	0.00	0.00	4449.65	4449.65
Ground Floor	4448.97	28.79	16.20	0.00	154.97	0.00	0.00	0.00	4249.01	4249.01
Stilt Floor	4448.96	28.79	16.20	0.00	0.00	0.00	0.00	4403.97	0.00	00
Basement Floor	7172.04	28.79	16.20	0.00	0.00	163.04	219.94	6762.07	0.00	00
Total:	30107.82	225.07	97.20	21.73	619.88	178.00	219.94	11166.04	17597.96	17597.96
Total Number of Same Blocks	1									
Total:	30107.82	225.07	97.20	21.73	619.88	178.00	219.94	11166.04	17597.96	17597.96

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1.2 & 3 FLOOR PLAN	1.20 X 3.43 X 40 X 3	494.40	602.40
	1.20 X 2.50 X 12 X 3	108.00	
Total		-	602.40

OWNER / CPA HOLDER'S SIGNATURE & CONTACT NUMBER :
 M/S DS MAX PROPERTIES PRIVATE LIMITED REP BY ITS AUTHORIZED SIGNATORY SHIVASHANKAR CHIKKERI NO:1854, 17th main, 30th B cross, HBL layout, 1st stage, 5th block, B-LURU

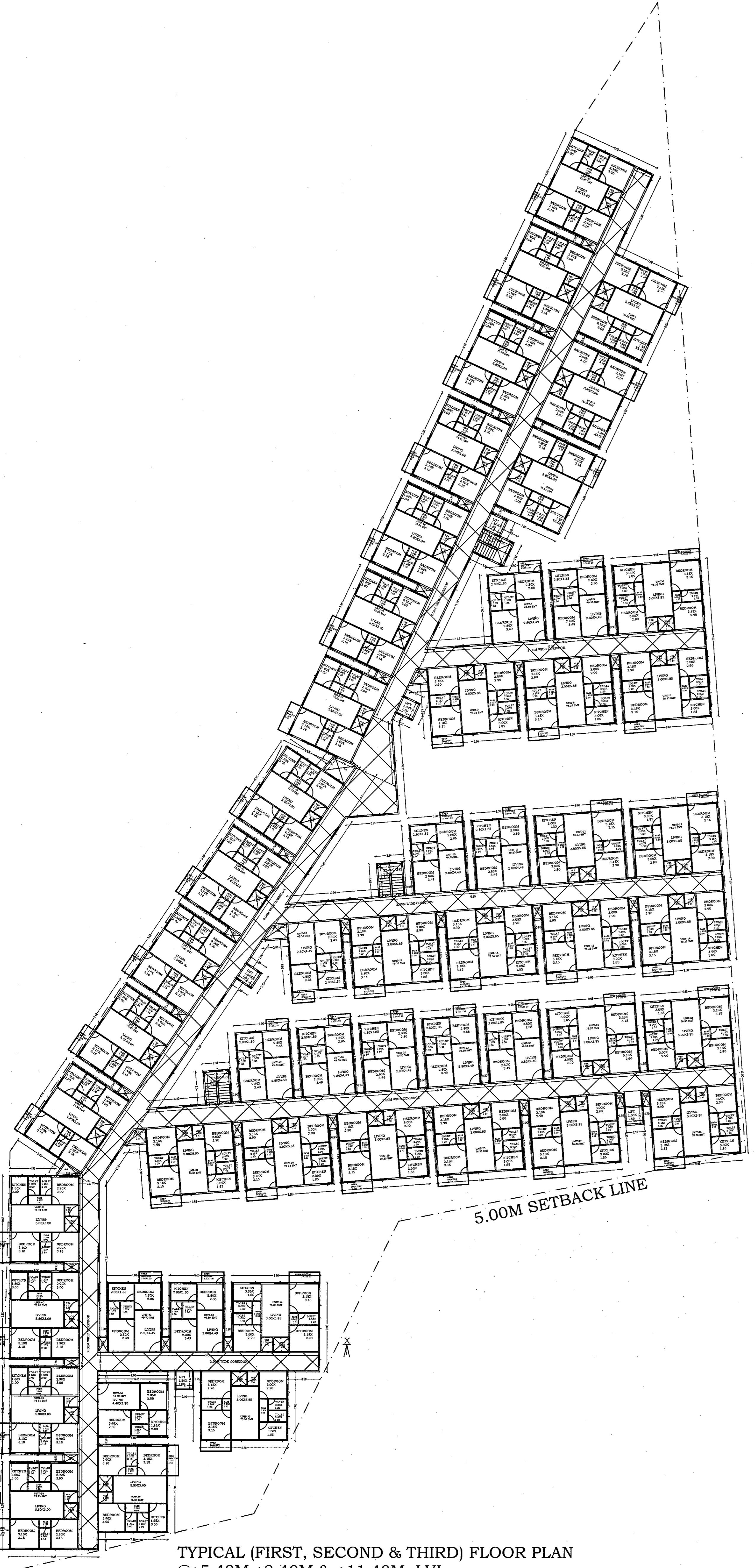
ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE :
 Pritam Sathaye C- Main, Corporation Layout, 4th T Block, Jayanagar 8th Block, 41 BBDBL-3.2-3E-530191-92

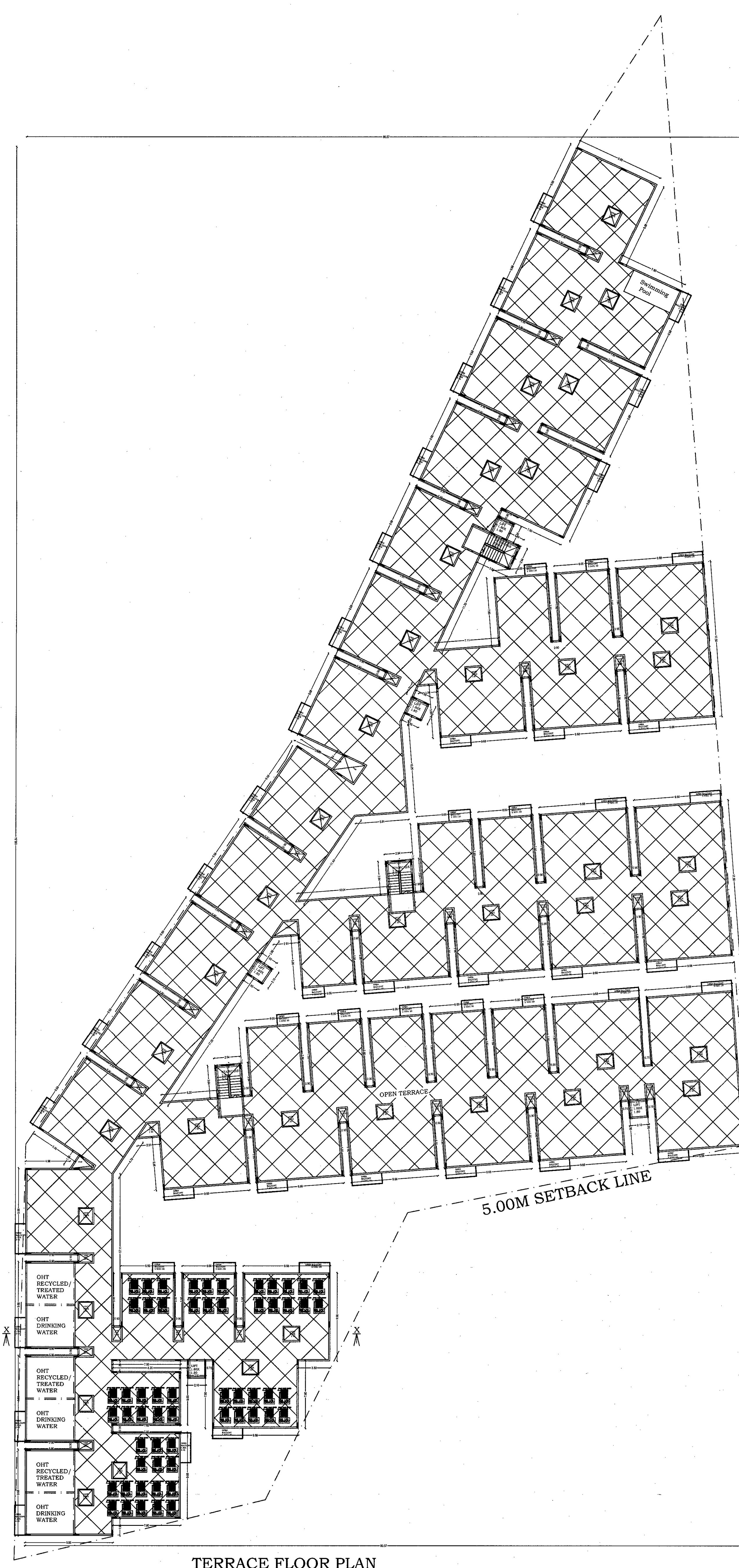
PROJECT TITLE : PROPOSED RESIDENTIAL APARTMENT BUILDING ON SITE/PLAT NO: 1192, 1193, 1194 AND 1195, UTTARAHALLI, BOMMANAHALLI ZONE, B-LURU IN WARD NO. 184 DRAWING TITLE : 788193080-13-05-202320-12-018

REVISIONS : *REVISIED* PRU 520

SHEET NO : 4 of 6

Document Certified by JAYATRAKASH BOMMANAHALLI gmai.com





FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
FLOOR PLAN						
GROUND	GF 1	FLAT	72.21	64.53	11	
	GF 2	FLAT	46.50	41.03	6	
	GF 3	FLAT	46.50	41.03	6	
	GF 10	FLAT	72.21	64.53	11	
	GF 11	FLAT	72.21	64.53	11	
	GF 12	FLAT	72.21	64.53	11	
	GF 13	FLAT	72.21	64.53	11	
	GF 14	FLAT	72.21	64.53	11	
	GF 15	FLAT	72.21	64.53	11	
	GF 16	FLAT	72.21	64.53	11	
	GF 17	FLAT	72.21	64.53	11	
	GF 18	FLAT	46.50	41.03	6	
	GF 19	FLAT	72.21	64.53	11	
	GF 20	FLAT	46.50	41.03	6	
	GF 21	FLAT	46.50	41.03	6	
	GF 22	FLAT	46.50	41.03	6	
	GF 23	FLAT	46.50	41.03	6	
	GF 24	FLAT	72.21	64.53	11	
	GF 25	FLAT	72.21	64.53	11	
	GF 26	FLAT	72.21	64.53	11	
	GF 27	FLAT	72.21	64.53	11	
	GF 28	FLAT	72.21	64.53	11	
	GF 29	FLAT	72.21	64.53	11	
	GF 30	FLAT	72.21	64.53	11	
	GF 31	FLAT	72.21	64.53	11	
	GF 32	FLAT	46.50	41.03	6	
	GF 33	FLAT	46.50	41.03	6	
	GF 34	FLAT	72.21	64.53	11	
	GF 35	FLAT	72.21	64.53	11	
	GF 36	FLAT	46.50	41.03	6	
	GF 37	FLAT	72.21	64.53	11	
	GF 38	FLAT	72.21	64.53	11	
	GF 39	FLAT	71.73	64.07	11	
	GF 40	FLAT	71.73	64.07	11	
	GF 41	FLAT	71.73	64.07	11	
	GF 42	FLAT	71.73	64.07	11	
	GF 43	FLAT	71.73	64.07	11	
	GF 44	FLAT	71.73	64.07	11	
	GF 45	FLAT	71.73	64.07	11	
	GF 46	FLAT	71.73	64.07	11	
	GF 47	FLAT	71.73	64.07	11	
	GF 48	FLAT	71.73	64.07	11	
	GF 49	FLAT	71.73	64.07	11	
	GF 5	FLAT	46.50	41.03	6	
	GF 50	FLAT	71.73	64.07	11	
	GF 51	FLAT	71.73	64.07	11	
	GF 52	FLAT	71.73	64.07	11	
	GF 53	FLAT	71.73	64.07	11	
	GF 6	FLAT	72.21	64.53	11	
	GF 7	FLAT	72.21	64.53	11	
	GF 8	FLAT	72.21	64.53	11	
	GF 9	FLAT	72.21	64.53	11	
TYPICAL -1,2 & 3 FLOOR						
	F 1	FLAT	76.53	68.65	11	
	F 10	FLAT	49.50	44.03	6	
	F 11	FLAT	49.50	44.03	6	
	F 12	FLAT	76.53	68.65	11	
	F 13	FLAT	76.53	68.65	11	
	F 14	FLAT	76.53	68.65	11	
	F 15	FLAT	76.53	68.65	11	
	F 16	FLAT	76.53	68.65	11	
	F 17	FLAT	76.53	68.65	11	
	F 18	FLAT	49.50	44.03	6	
	F 19	FLAT	49.50	44.03	6	
	F 20	FLAT	49.50	44.03	6	
	F 21	FLAT	49.50	44.03	6	
	F 22	FLAT	49.50	44.03	6	
	F 23	FLAT	49.50	44.03	6	
	F 24	FLAT	76.53	68.65	11	
	F 25	FLAT	76.53	68.65	11	
	F 26	FLAT	76.53	68.65	11	
	F 27	FLAT	76.53	68.65	11	
	F 28	FLAT	76.53	68.65	11	
	F 29	FLAT	76.53	68.65	11	
	F 3	FLAT	76.53	68.65	11	
	F 30	FLAT	76.53	68.65	11	
	F 31	FLAT	76.53	68.65	11	
	F 32	FLAT	49.50	44.03	6	
	F 33	FLAT	49.50	44.03	6	
	F 34	FLAT	76.53	68.65	11	
	F 35	FLAT	76.53	68.65	11	
	F 36	FLAT	49.50	44.03	6	
	F 37	FLAT	76.53	68.65	11	
	F 38	FLAT	76.53	68.65	11	
	F 39	FLAT	76.53	68.65	11	
	F 40	FLAT	76.53	68.65	11	
	F 41	FLAT	76.53	68.65	11	
	F 42	FLAT	76.53	68.65	11	
	F 43	FLAT	76.53	68.65	11	
	F 44	FLAT	76.53	68.65	11	
	F 45	FLAT	76.53	68.65	11	
	F 46	FLAT	76.53	68.65	11	
	F 47	FLAT	76.53	68.65	11	
	F 48	FLAT	76.53	68.65	11	
	F 49	FLAT	76.53	68.65	11	
	F 5	FLAT	49.50	44.03	6	
	F 50	FLAT	76.53	68.65	11	
	F 51	FLAT	76.53	68.65	11	
	F 52	FLAT	76.53	68.65	11	
	F 53	FLAT	76.53	68.65	11	
	F 6	FLAT	76.53	68.65	11	
	F 7	FLAT	76.53	68.65	11	
	F 8	FLAT	76.53	68.65	11	
	F 9	FLAT	76.53	68.65	11	
	Total:	-	-	14543.35	13031.11	2072
						212

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (DS MAX SISTA GRAND)	D2	0.75	2.10	688
A (DS MAX SISTA GRAND)	D1	0.90	2.10	752
A (DS MAX SISTA GRAND)	O	0.90	2.10	52
A (DS MAX SISTA GRAND)	D2	0.90	2.10	44
A (DS MAX SISTA GRAND)	O	1.20	2.10	480
A (DS MAX SISTA GRAND)	ED	1.20	2.10	212

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (DS MAX SISTA GRAND)	W	0.80	1.20	172
A (DS MAX SISTA GRAND)	W	1.20	1.20	920
A (DS MAX SISTA GRAND)	W	1.39	1.20	48
A (DS MAX SISTA GRAND)	W	1.50	1.20	1620
A (DS MAX SISTA GRAND)	W	2.00	1.20	128

FAR & Tenement Details										
Block	No. of Same Bldg	Total Bldg Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
StairCase	Lift	Machine	Void	SubStructure	Ramp	P				

Color Notes
COLOR INDEX

PLOT BOUNDARY
EXISTING ROAD
PROPOSED ROAD
EXISTING WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14
Project No: PRU050223-24	VERSION DATE: 04/06/2023
Authority: BBMP	Plot Use: Residential
Application Type: General	Plot Subuse: Apartment
Proposed Type: Building/Permit	Land Use Zone: Residential (Mar)
Location: Sandran NEW	City Survey No.: 1193
Building Line Specified as per Z.R. NA	Permit Type: SITEPLAN/HA NO.3578/HD NO.1195, 1192, 1193, 1194, UTTARAHALLI, BOMMANAHALLI ZONE, BENGALURU
Building Line Specified as per Z.R. NA	Location: RING-II
Zone: Bomanahalli	Permit Type: SITEPLAN/HA NO.3578/HD NO.1195, 1192, 1193, 1194, UTTARAHALLI, BOMMANAHALLI ZONE
Planning District: 321 Anjanapura	Locality / Street of the property: UTTARAHALLI
AREA DETAILS:	SO.MT.
AREA OF PLOT (Minimum)	8906.17
NET PLOT (A-Deductions)	8906.17
COVERAGE CHECK	
Permissible Coverage Area (50.00 %)	4453.08
Proposed Coverage Area (49.95 %)	4448.96
Achieved Net coverage area (49.95 %)	4448.96
Balance coverage area left (2.03 %)	4.12
FAR CHECK	
Permissible FAR as per zoning regulation 2016 (2.50)	2226.41
Additional FAR within Ring I and II for amalgamated plot 2.50)	2226.41
Actual FAR (FAR) (2.50)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.50)	2226.41
Residential FAR (100.00 %)	17597.94
Proposed FAR Area (100.00 %)	17597.94
Achieved Net FAR Area (100 %)	17597.94
Balance FAR Area (0.02)	4467.48
BUILT UP AREA CHECK	
Proposed Built-up Area	30107.82
Subsidiary Area Aids in BUA (Layout L4)	47.45
Achieved Built-up Area	30105.27

Approval Date:

1. The Plot Sandran is issued subject to the following conditions:
1.1 Consisting of Block - A, DS MAX SISTA GRAND Wing - A1 (DS MAX SISTA GRAND)
1.2 Consisting of BASEMENT, STILT, G-FLOOR.
1.3 The Sandran is accorded for Apartment (DS MAX SISTA GRAND) only. The use of the building is restricted to residential purpose only.
1.4 Car Parking reserved in the plot should not be converted for any other purpose.
1.5 Development charges towards increasing the capacity of water supply, sanitary and power main shall be paid to the concerned authority.
1.6 Necessary dues for running Mochine and airy, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
1.7 The Owner / Association of the building shall obtain clearance certificates from the Electrical Corporation and Fire Department every year.
1.8 The Owner / Association of the building shall inform the Department regarding working condition of electrical installation /lifts etc. The certificate should be produced by the BBMP and shall get the removal of the permission issued that once it is given.
1.9 The Owner / Association of the building shall conduct two mock - test in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
1.10 The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sandran plan, without previous approval of the authority. They shall explain to the owner or about the risk involved in non-compliance of the sandran plan.
1.11 The applicant shall provide a space for locating the distribution providers & associated equipment in the building. The space shall be provided free of cost and shall be used for the purposes.
1.12 The applicant shall prove a separate room preferably 4.50 x 3.00 m in the base area for installation of telecom equipment and also make provisions for telecom services as per Bye-Law No. 29.
1.13 The applicant shall maintain during construction such barricading as considered necessary to prevent dust, odors & other materials endangering the safety of people / structures etc. in & around the site.
1.14 Permission shall be obtained from forest department for cutting trees before the commencement of construction.
1.15 License and approved plans shall be posted in a conspicuous place of the intended premises. The building license and the copies of sandran plan with the concerned authority shall be mounted on a prominent place in the building.
1.16 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 first instance, warned in writing and given a period of 15 days to rectify the same.
1.17 Technical personnel, applicant or owner as the case may be shall strictly adhere to the dues and responsibilities specified in Schedule - IV (Bye-Law No. 3.6) under sub section IV-(e) to (k).
1.18 On completion of construction of the building, the concerned authority shall issue the certificate of completion of foundation before erection of walls on the foundation and in the case of structural change before erecting the column "COMMENCEMENT CERTIFICATE" shall be obtained.
1.19 The owner / builder shall obtain the certificate of completion of the building before the expiry of two years from the date of issuance of license & within one month after its completion shall apply for permission to occupy the building.
1.20 The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
1.21 Drinking water supplied by BWSSB should not be used for the construction activity of the building.
1.22 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.
1.23 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 (Part 1) and IS 456 (Part 1) and Standard Practice for Earthquake Resistant Design.
1.24 The applicant should provide solar water heater as per table 17 of Bye-Law No. 29 to the building.
1.25 Facilities for physically handicapped persons prescribed in Schedule X (Bye-Law - 31) of Building by-laws 2003 shall be ensured.
1.26 The applicant shall provide at least one common toilet in the ground for the use of the workers.
1.27 The building shall be designed and constructed so that it can be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
1.28 The Occupancy Certificate will be considered only after ensuring that the provisions of conditions 1.1 to 1.27 are strictly adhered to.
1.29 The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that no construction activities shall stop before 10.00 AM and shall not resume the work earlier than 1.00 AM to avoid hindrance during site hours and early morning hours.
1.30 Geotextile originating from Asbestos / Chrysotile / Vermiculite shall be segregated into organic and inorganic waste categories and shall be disposed off in the Reporting premises.
1.31 The building shall be designed and constructed as per the BBMP guidelines for the disposal of solid waste installed at site for its re-use / disposal (Agricultural for 20 and above, 2000 Sqm and above built up area for Commercial buildings).
1.32 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 (Part 1) and IS 456 (Part 1) and Standard Practice for Earthquake Resistant Design.
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