



Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.

- Kenneth is accredited for the Proposed Residential Apartment Building plan at Khatna no 1200, Sy No 77, Kumbhari Kumbhari Village, Idar Bahadur Holkar, Bangalore East Taluk, Bangalore.
- a) Consent for for Block 'B' Ground + 8 floors (one basement)
- Block - B Ground + 8 floors only
2. Construction is according for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement floor area reserved for car parking shall not be converted for any other purpose.
4. Lenses and approved panels shall be positioned in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and kept in a conspicuous place.
5. No construction of foundation or footings before erection of walls on the foundation and in the case of column structure building before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained from the competent authority.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission for extension.
7. Necessary duties for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct water supply toilets for the use of construction workers and it should be demarcated on the site plan.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not use any inflammable or combustible material on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common areas of the building to any person.
12. The applicant shall ensure that the building is accessible to all the tenants and occupants.
13. The applicant shall provide a space for loading / distribution transformers & associated equipment and shall maintain a clearance of 3.00 m. from the building within the premises.
14. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per By-law 4 and the applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangers the safety of people / structures etc. in and around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement.
16. If any owner / builder / contractor provides provisions of Building By-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities mentioned in Schedule 1 of By-law No. 3.6) under sub-clause 17.8 (i) to (iv).
18. The building shall not be occupied under the By-law No. 3.6) under sub-clause 17.8 (i) to (iv).
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of rain for non portable purposes or recharge of ground water in all sites having a minimum total capacity mentioned in the By-law.
21. The building shall be constructed in accordance with the provisions 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.
22. Buildings shall be constructed in accordance with the provisions of a registered structural engineer. Based on S.C. water table and
- other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per 17 of By-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule 10 of By-laws (Part 31) of Building by-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the physically handicapped persons and the toilet shall be approached through a ramp to the physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of the building by the construction activities. The construction activities shall be restricted to the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and be processed in the Recycling processing unit installed at the site for its reuse / disposal and the residual wastes of 20 or above and 2000.5cm and above built-up area for Commercial building.
28. The structures with basements shall be designed for structural stability and safety to ensure for the establishment of retaining walls and the structures shall be designed for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barriers.
29. The applicant shall ensure that the structures are not damaged by the fire.
30. The Owner / Association of the high-rise building should conduct one mock 'drill' in the building one before the onset of summer and another during the summer and make complete safety in respect of fire hazards.
- 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. Detaining NOK from the Labour Department before commencing the construction work is a must.

31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner 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.

32. The Applicant or reconstruction of building shall be commenced within the term of (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to the concerned Engineering in writing to start work in the form prescribed in Schedule VI, further, the Owner / Developer shall give intimation on completion of the ground or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant / Owner / Developer shall follow the instruction of BWS&S specified in the DO letter No. BWS&S/34962019-20, Dated: 25-09-2019 regarding utilization of treated waste water for all construction activities and areas more than 2000 sq.mts.
34. The Applicant / Owner / Developer shall abide by collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas and there in case of Apartment / group housing / multi dwelling /undevelopment plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rules and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. The Applicant / Owner / Developer shall comply with the sanctioned plan and the plan will be intimated according to BMDP Act B&C 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
40. The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BMDP will not be responsible for any dispute that may arise in respect of property in question, i.e., 42. in case if the documents submitted in any project in respect of property to found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan and the license cancelled as per the legal provisions and suitable legal action will be initiated.
43. The Applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments (Units) and commercial.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pursuing court cases in any court of law.
45. If the information is issued based on information submitted by the applicant. This cannot be considered as claiming the ownership of the property.
46. Owner / builder / Owner / developer shall take all precautionary measures to ensure the safety of the project and the construction activities.
47. Due to non-compliance of safety precautionary measures due to any other reason if loss of life or property or permanent disability occurred to persons or damages caused to public or private property, BMDP is not responsible for such loss, Owner / Builder / Owner / developer shall hold the full and sole responsibility for such damage or loss of life or property or permanent disability.
48. Special Condition as per Labor Department of Government of Karnataka vide ADOENMUD (Housing) Hookies Letter No. LD/9547/2, 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.
 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 list shall also be submitted to the concerned Engineering in order to restrict the establishment and the registration of establishment and new 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. Any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his establishment who is not registered with the Karnataka Building and Other Construction Workers Welfare Board.

Block BLOCK A (PROPOSED RESIDENTIAL APARTMENT BUILDING)															
Floor Name	Gross Bulftop Area (Sq.mt)	Deductions From Gross Bulftop Area (Sq.mt)	Total Built-Up Area (Sq.mt)	Deductions (Area in Sq.mt.)								Proposed Floor Area (Sq.mt.)	Total Floor Area (Sq.mt.)	Tent (No.)	Carpet Area other than Tennament
				Deductions (Area in Sq.mt.)											
				Column	StarCase	Lit Machinery	Void	Substructure	Ramp	Parking	Rest				
Terrace Floor	24.54	0.00	24.54	20.95	0.00	3.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
First Floor	234.93	0.00	234.93	19.77	3.59	0.00	3.18	1.00	0.00	0.00	207.39	207.39	02	0.00	
Second Floor	985.05	0.00	985.05	33.54	10.76	0.00	7.14	1.00	0.00	0.00	932.61	932.61	08	0.00	
Third Floor	985.05	0.00	985.05	33.54	10.76	0.00	7.14	1.00	0.00	0.00	932.61	932.61	08	0.00	
Fourth Floor	985.05	0.00	985.05	33.54	10.76	0.00	7.14	1.00	0.00	0.00	932.61	932.61	08	0.00	
Fifth Floor	985.05	0.00	985.05	33.54	10.76	0.00	7.14	1.00	0.00	0.00	932.61	932.61	08	0.00	
Sixth Floor	985.05	0.00	985.05	33.54	10.76	0.00	7.14	1.00	0.00	0.00	932.61	932.61	08	0.00	
Second Third Floor	985.05	0.00	985.05	33.54	10.76	0.00	7.14	1.00	0.00	0.00	932.61	932.61	08	0.00	
Third Floor	985.05	0.00	985.05	33.54	10.76	0.00	7.14	1.00	0.00	0.00	932.61	932.61	08	0.00	
Ground Floor	1021.96	10.92	1010.44	42.61	10.76	0.00	7.14	1.00	0.00	0.00	947.93	947.93	08	71.29	
Ground Floor	1356.34	0.00	1356.34	43.13	10.76	0.00	0.00	0.00	0.00	1303.45	0.00	0.00	0.00	0.00	
Basement Floor	3913.80	0.00	3913.80	69.43	21.53	0.00	0.00	281.36	3561.49	0.00	0.00	0.00	0.00	0.00	
Total	12461.27	10.92	12450.35	397.13	111.20	3.59	53.16	8.00	261.36	4864.94	6750.98	6750.98	58	71.29	
Total Number of Base Blocks	1														
Total	12461.27	10.92	12450.35	397.13	111.20	3.59	53.16	8.00	261.36	4864.94	6750.98	6750.98	58	71	

Floor Name	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.Mt)					Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Tenmt (No.)
		Star/Case	Lift	Lift Machine	Void	Substructure			
Terrace Floor	45.48	34.72	0.00	10.76	0.00	0.00	0.00	0.00	00
Eight Floor	897.16	32.95	10.76	0.00	7.14	1.00	845.31	845.31	88
Seventh Floor	988.88	32.95	10.76	0.00	7.14	1.00	937.03	937.03	08
Sixth Floor	988.88	32.95	10.76	0.00	7.14	1.00	937.03	937.03	08
Fifth Floor	988.88	32.95	10.76	0.00	7.14	1.00	937.03	937.03	08
Fourth Floor	988.88	32.95	10.76	0.00	7.14	1.00	937.03	937.03	08
Third Floor	988.88	32.95	10.76	0.00	7.14	1.00	937.03	937.03	08
Second Floor	988.88	32.95	10.76	0.00	7.14	1.00	937.03	937.03	08
First Floor	942.89	32.95	10.76	0.00	7.14	1.00	891.94	891.94	08
Ground Floor	942.89	32.95	10.76	0.00	7.14	1.00	891.94	891.94	08
Total	8761.70	331.27	96.84	10.76	64.26	9.00	8249.57	8249.57	72
Total Number of Same Blocks	1								
Total	8761.70	331.27	96.84	10.76	64.26	9.00	8249.57	8249.57	72

SCHEDULE OF JOINEERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	202
BLOCK A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	219
BLOCK A (PROPOSED RESIDENTIAL APARTMENT	MD	1.10	2.10	58

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	0.75	1.20	132
BLOCK A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W	1.50	2.10	303
BLOCK A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W	2.40	2.10	44

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	289
BLOCK B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	270
BLOCK B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	1.10	2.10	72

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	0.75	1.20	162
BLOCK B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W	1.50	2.10	373
BLOCK B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W	2.40	2.10	54

FAR & Tenement Details														Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
Block	No. of Mass Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)												
					Cutout	StarCase	Lift	L/R Machine	Void	SubStructure	Ramp	Parking	Res.				
BLOCK A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	12461.27	10.92	12450.35	397.13	111.20	3.59	53.16	8.00	261.38	4864.94	6750.98	6750.98	58	71.29		
BLOCK B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	8761.70	0.00	8761.70	331.27	96.84	10.76	64.26	9.00	0.00	0.00	8249.57	8249.57	72	0.00		
Grand Total	2	21222.97	10.92	21212.05	728.40	208.04	14.35	117.42	17.00	261.38	4864.94	15000.55	15000.55	130.00	71.29		

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3, 4, 5, 6, 7 FLOOR PLAN	1.05 X 3.90 X 7 X 6	171.78	276.36
	1.05 X 3.60 X 2 X 6	45.36	
	1.05 X 3.30 X 1 X 6	20.82	
	1.05 X 3.05 X 2 X 6	38.40	
Total	-	-	276.36

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3, 4, 5, 6, 7 FLOOR PLAN	1.05 X 3.60 X 1 X 6	22.68	276.18
	1.05 X 3.50 X 1 X 6	22.08	
	1.05 X 3.30 X 1 X 6	20.82	
	1.05 X 3.05 X 2 X 6	38.40	
	1.05 X 3.90 X 7 X 6	172.20	
Total	-	-	276.18

OWNER / GPA HOLDER'S
SIGNATURE

OWNER'S ADDRESS WITH ID
NUMBER & CONTACT NUMBER :
M/s. SARANYA BUILDERS, REP BY MANAGING PARTNER
Mr. Y.MADHU
#60, Saranya Paradise, Green Garden Layout,
Munnekolala, Bangalore

ARCHITECT/ENGINEER
/SUPERVISOR'S SIGNATURE
Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage
Bangalore - 560070. E-4289/17-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT
KHATHA NO.1200, Sy.NO.77, KUMBENA AGRAHARA VILLAGE,
BIDARAHALLI HOBLI, WARD NO.54, BANGALORE EAST TALUK

DRAWING TITLE :

SITE P1

SHEET NO :

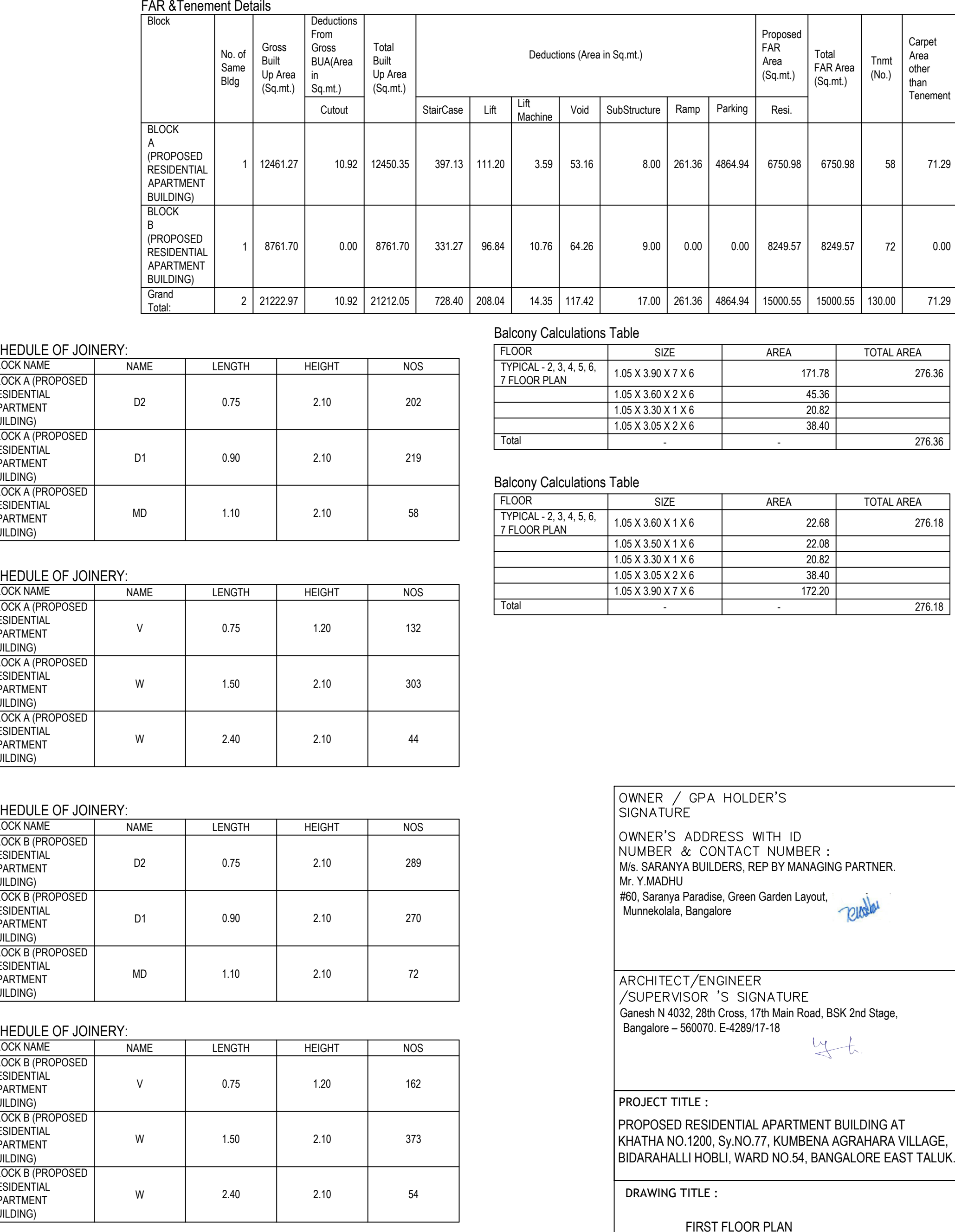
SANCTIONING AUTHORITY :			
DATE OF PASSING	APPROVED SANCTION	DEPT. ENGINEER	DEPT. ARCHT.

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.

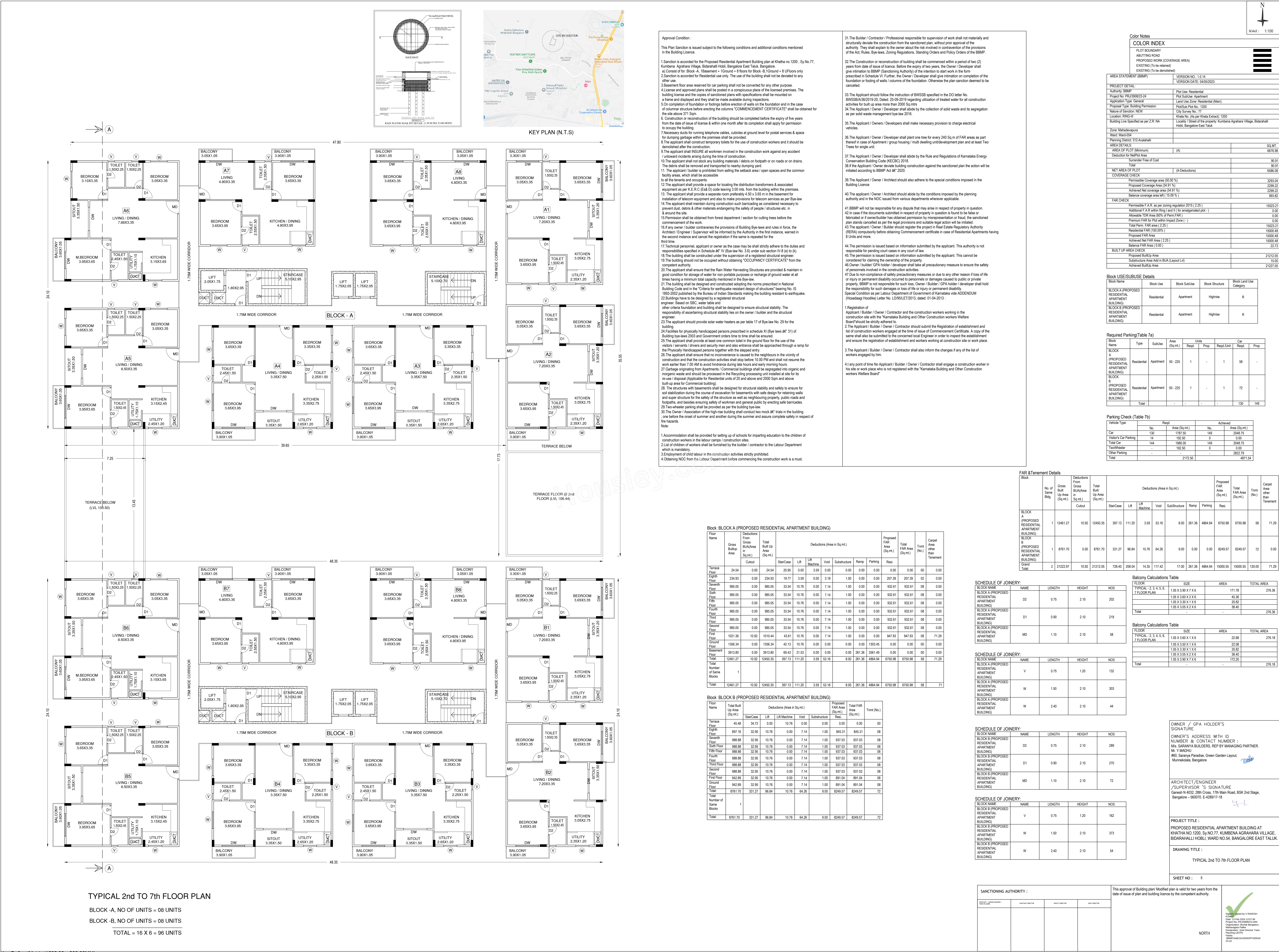


Brihan Bangalore Mahanagara Palika
NORTH

Digitally signed by V. KAMESH
 DN: cn=V. KAMESH, o=BRIGANAGORE MAHANAGARA PALIKA, ou=BRIGANAGORE MAHANAGARA PALIKA, email=vkamesh@briganagoremahapalika.org, c=IN
 Date: 2.9.2024 12:07:48
 Project No: 102/2024/1000
 Project Name: 102/2024/1000
 Mahanagara Palika
 Bangalore - 560001
 Karnataka - 560001
 India



SANCTIONING 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.
SECRETARY (GENERAL SERVICES)	DEPUTY SECRETARY	DEPUTY SECRETARY	DEPUTY SECRETARY	
 Checked/Reviewed by : P. RAJENDRAN Designation : P. RAJENDRAN Project No. : 10/2023/137 of Government Order No. 10/2023/137 of 13/04/2023 Designation : Joint Director Town Planning (GDP) Date : 13/04/2023 Signature : DR. J. CHANDRASEKHAR 20/20				NORTH





BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	0.75	1.20	162
BLOCK B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W	1.50	2.10	373
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Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	130	1787.50	149	2048.75
Visitor's Car Parking	14	192.50	0	0.00
Total Car	144	1980.00	149	2048.75
TwoWheeler	-	192.50	0	0.00
Other Parking	-	-	-	2822.79
Total		2172.50		4871.54

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)	Tent (No.)	Carpet Area other than Tent
					StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Road				
BLOCK A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	12461.27	10.92	12450.35	397.13	111.20	3.59	53.16	8.00	261.36	4864.94	6750.98	6750.98	58	71.29	
BLOCK B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	8761.70	0.00	8761.70	331.27	96.84	10.76	64.26	9.00	0.00	0.00	8249.57	8249.57	72	0.00	
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Total	-	-	276.18

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BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
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BLOCK 6 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	1:10	2:10	72

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
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SIGNATURE

OWNER'S ADDRESS WITH ID
NUMBER & CONTACT NUMBER :
M/s. SARANYA BUILDERS, REP BY MANAGING PARTNER.
Mr. Y.MADHU
#60, Saranya Paradise, Green Garden Layout,
Munnekotla, Bangalore

ARCHITECT/ENGINEER
/SUPERVISOR'S SIGNATURE
Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage,
Bangalore - 560070. E-4289/17-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT
KHATHA NO.1200, Sy.NO.77, KUMBENA AGRAHARA VILLAGE,
BIDARAHALLI HOBLI, WARD NO.54, BANGALORE EAST TALUK.

DRAWING TITLE :

SHEET NO : 6

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


Digitally signed by V RAKESH
KUMAR
Date: 13 Feb 2024 13:02:49
Project No. PRJ/990022-24N
Organization: Sruast Bangalore
Mahanasara Palike
Designation: Joint Director Town
Planning (JOTP)
FileNo:
88MPK085/D1/30NORTH/0034/



