



- Approval Condition:**
- The Plan Sanction is issued subject to the following conditions:
 - The sanction is accorded for:
 - A PROPOSED RESIDENTIAL APARTMENT BUILDING (R-1)
 - A PROPOSED RESIDENTIAL APARTMENT BUILDING (R-2)
 - The sanction is accorded for Apartment (PROPOSED RESIDENTIAL APARTMENT BUILDING) only. The use of the building shall not deviate to any other use.
 - Car Parking reserved in the plan shall not be covered for any other purpose.
 - Development charges towards increasing the capacity of water supply, sewerage and power main has to be paid to DISSED and BESCOM.
 - Minimum ducts for carrying telephone cables, cables for ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - The applicant shall ensure that the construction work against any accident or fire is taken care of during the construction.
 - The applicant shall not stack any building materials / loads on footpath or on roads or on drains. The debris shall be removed and transported to the dumps by trucks and vehicles.
 - The applicant / builder is prohibited from selling the building area / open spaces and the common building areas, which shall be accessible to the residents and occupants.
 - The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C.D&T rules under 10.10. From the building within the premises.
 - The applicant shall provide a separate room preferably 4.50 x 3.05 m in the basement for installation of incense burner and also to make provision for incense burner per Bye-Law No. 25.
 - The applicant shall maintain during construction such barricading as considered necessary to prevent dust, noise & other nuisances endangering the safety of residents etc. as:
 - around the site.
 - 12) permission shall be obtained from forest department for cutting trees before the commencement of the work.
 - 13) Corridor and approved plans shall be posted in a conspicuous place of the licensed premises. The building scheme and the copies of sanctioned plans with specifications shall be mounted on a wall inside the premises and shall be made available during inspection.
 - 14) If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will attend to the activity in the first instance, upon the second instance and cancel the registration if the same is repeated for the third time.
 - 15) The applicant / builder shall ensure that the construction work shall be carried out in strict accordance with the second instance and cancel the registration if the same is repeated for the third time.
 - 16) On completion of foundation or footing below ground level of the foundation and in the case of common structure below the column "COMPLETION CERTIFICATE" shall be obtained.
 - 17) Construction or reconstruction of the building shall be completed before the expiry of five years from the date of issue of sanction & within six months after its completion shall apply to commence to occupy the building.
 - 18) The building shall be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - 19) Lifting gear supported by BESSB should not be used for the construction activity of the building.
 - 20) The applicant shall ensure that the Plan / Water Harvesting Structure are provided & maintained in good repair for storage of water for non-potable purposes or recharge of ground water of all areas having a minimum total capacity mentioned in the plan 2020.
 - 21) The building shall be designed and constructed according to the norms prescribed in National Building Code of India "Code of safe practice in design, construction and repair" IS 10263:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
 - 22) The applicant should provide solar water heaters as per table 17 of Bye-Law No. 29 for the building.
 - 23) Facilities for physically handicapped persons prescribed in schedule 10 of Bye-Law No. 29 of Building bye-laws 2003 shall be ensured.
 - 24) The applicant shall provide at least one common toilet in the ground floor for the use of the visitor, caretaker, cleaners and security men and also entrance shall be approached through a ramp to the Primary handicapped persons together with the disabled ramp.
 - 25) The Occupancy Certificate will be considered only after ensuring the provisions of conditions under No. 23, 24, 25, 26, 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.
 - 26) Carriage originating from Apartment / Commercial buildings shall be segregated into organic and inorganic waste and shall be processed in the facility processing unit - 1 (country) installed in site for the use of (except Applicable for Residential area of 20 and above and 2000 Sqm and above built up for Commercial building).
 - 27) The structure with intercom shall be designed for structural stability and safety to ensure for soil subsidence during the course of excavation for basements with depth for retaining walls and support structures for the safety of the structure as well as neighboring property, public roads and footpaths, and towards ensuring safety of workmen and general public by erecting safety barricades.
 - 28) Sufficient two wheeler parking shall be provided as per requirement.
 - 29) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise or construction shall get approval from the Corporation Authority if necessary.
 - 30) 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 condition of the Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission once in Two years.
 - 31) The Owner / Association of high-rise building shall get the building registered by empowered agencies of the Karnataka Fire and Emergency Department to ensure that the equipment installed are in good working condition, and an affidavit to that effect shall be submitted to the Corporation and Fire and Emergency Department every year.
 - 32) The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspector every two years with inspection by the Department regarding working condition of Electrical installation (Lifts) etc. The certificate should be produced to the SBMP and shall get the renewal of the permission twice in two years.
 - 33) The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and adversely impact the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner the risk related to the construction of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the SBMP.
 - 34) The construction or reconstruction of a building shall be commenced within a period of six (6) months from the date of issue of sanction. Within the period of six years, the Owner / Developer shall obtain an SBMP (Standing Authority) of the intention to start work in the form specified in Schedule 17 of the Act. The Owner / Developer shall give notice on completion of foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
 - 35) In case of Development plan, Parks and Open Spaces and other Facility area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
 - 36) All other conditions and provisions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project shall be strictly adhered to.
 - 37) The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-laws 2016.
 - 38) The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-laws 2016.
 - 39) The Applicant / Owner / Developer shall make necessary provision to charge electrical wires.
 - 40) The Applicant / Developer shall start one tree for all sites reserved 100 Sqm to 240 Sqm 1 minimum of one tree for sites less than 240 Sqm. One tree for every 240 Sqm of the FAR area as part benefit / case of Apartment / group housing / multi-dwelling / independent house.
 - 41) The Applicant / Developer shall take all precautionary measures to ensure the safety of persons involved in the construction activities.
 - 42) Due to the complexity of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occur then person shall be deemed liable for the loss of life or injury or permanent disability. SBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall have the responsibility for such damage or loss of life or injury or permanent disability.
 - 43) In case of any false statement, misrepresentation of fact, or pending cases, the plan sanction is deemed cancelled.
 - 44) All site, building license for special conditions, if any.
 - 45) Special Condition as per Labour Department Government of Karnataka with ADDENDUM (Housing Worker) under No. 155/LE/2013, dated 21-04-2013.
 - 46) 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.
 - 47) The Applicant / Builder / Owner / Contractor shall 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 register the establishment and ensure the registration of establishment and workers working at construction site or work place.
 - 48) The Applicant / Builder / Owner / Contractor shall also inform the changes / any of the list of workers engaged by letter.
 - 49) A copy of the list of Applicant / Builder / Owner / Contractor shall engage a construction worker in the site or work place who is not registered with the Karnataka Building and Other Construction workers Welfare Board.
 - 50) A recordation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour areas / construction sites.
 - 51) List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
 - 52) Employment of child labour in the construction activities strictly prohibited.
 - 53) Clearing NOC from the Labour Department before commencing the construction work is a must.
 - 54) SBMP will not be responsible for any disease that may arise in respect of property or person.
 - 55) In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanction is deemed cancelled automatically and no action will be initiated.

Battery Calculations Table

FLOOR	TYPE	AREA	TOTAL AREA
1ST FLOOR	100 x 100 x 100	100	100
2ND FLOOR	100 x 100 x 100	100	200
3RD FLOOR	100 x 100 x 100	100	300
4TH FLOOR	100 x 100 x 100	100	400
5TH FLOOR	100 x 100 x 100	100	500
6TH FLOOR	100 x 100 x 100	100	600
7TH FLOOR	100 x 100 x 100	100	700
8TH FLOOR	100 x 100 x 100	100	800
9TH FLOOR	100 x 100 x 100	100	900
10TH FLOOR	100 x 100 x 100	100	1000
11TH FLOOR	100 x 100 x 100	100	1100
12TH FLOOR	100 x 100 x 100	100	1200
13TH FLOOR	100 x 100 x 100	100	1300
14TH FLOOR	100 x 100 x 100	100	1400
15TH FLOOR	100 x 100 x 100	100	1500
16TH FLOOR	100 x 100 x 100	100	1600
17TH FLOOR	100 x 100 x 100	100	1700
18TH FLOOR	100 x 100 x 100	100	1800
19TH FLOOR	100 x 100 x 100	100	1900
20TH FLOOR	100 x 100 x 100	100	2000
TOTAL			35000

PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT BUILDING AT PAVANA NO. 124, 2ND PHASE, 80TH MILE, BANGALORE VILLAGES, VARTHUR HALLI, BANGALORE EAST TALUK, (WARD NO. 146)

SCALE: 1:500

COLOR INDEX

AREA / EXISTENCE / DETAIL	Color / Symbol
PROPOSED BUILDING	Red
EXISTING BUILDING	Blue
ROAD	Green
WATER	Blue
POWER	Yellow
TELEPHONE	Purple
RAILWAY	Black
BOUNDARY	Black
SETBACK	Black
PLANTING	Green
WATER BODY	Blue
ROAD	Green
WATER	Blue
POWER	Yellow
TELEPHONE	Purple
RAILWAY	Black
BOUNDARY	Black
SETBACK	Black
PLANTING	Green
WATER BODY	Blue

Block USE/BUILD USE Details

Block Name	Block Use	Block Sub-Use	Block Structure	Block Level	Block Change
1. PROPOSED RESIDENTIAL APARTMENT BUILDING	Residential	Apartment	Build up to 14.14	0	

Required Parking Table

Block Name	Type	Sub-Use	Area (Sq.M)	Units	Garage	Car	Two	Three	Four	Five	Six	Seven	Eight	Nine	Ten
1. PROPOSED RESIDENTIAL APARTMENT BUILDING	Residential	Apartment	00-225	1	-	1	84	-	-	-	-	-	-	-	-
Total							84								

Parking Chart (Table 7a)

Category	Type	Area (Sq.M)	No.	Remarks
1. PROPOSED RESIDENTIAL APARTMENT BUILDING	Car	1100.00	84	100% of 84
2. PROPOSED RESIDENTIAL APARTMENT BUILDING	Two	100.00	84	100% of 84
3. PROPOSED RESIDENTIAL APARTMENT BUILDING	Three	100.00	84	100% of 84
4. PROPOSED RESIDENTIAL APARTMENT BUILDING	Four	100.00	84	100% of 84
5. PROPOSED RESIDENTIAL APARTMENT BUILDING	Five	100.00	84	100% of 84
6. PROPOSED RESIDENTIAL APARTMENT BUILDING	Six	100.00	84	100% of 84
7. PROPOSED RESIDENTIAL APARTMENT BUILDING	Seven	100.00	84	100% of 84
8. PROPOSED RESIDENTIAL APARTMENT BUILDING	Eight	100.00	84	100% of 84
9. PROPOSED RESIDENTIAL APARTMENT BUILDING	Nine	100.00	84	100% of 84
10. PROPOSED RESIDENTIAL APARTMENT BUILDING	Ten	100.00	84	100% of 84
11. PROPOSED RESIDENTIAL APARTMENT BUILDING	Eleven	100.00	84	100% of 84
12. PROPOSED RESIDENTIAL APARTMENT BUILDING	Twelve	100.00	84	100% of 84
13. PROPOSED RESIDENTIAL APARTMENT BUILDING	Thirteen	100.00	84	100% of 84
14. PROPOSED RESIDENTIAL APARTMENT BUILDING	Fourteen	100.00	84	100% of 84
15. PROPOSED RESIDENTIAL APARTMENT BUILDING	Fifteen	100.00	84	100% of 84
16. PROPOSED RESIDENTIAL APARTMENT BUILDING	Sixteen	100.00	84	100% of 84
17. PROPOSED RESIDENTIAL APARTMENT BUILDING	Seventeen	100.00	84	100% of 84
18. PROPOSED RESIDENTIAL APARTMENT BUILDING	Eighteen	100.00	84	100% of 84
19. PROPOSED RESIDENTIAL APARTMENT BUILDING	Nineteen	100.00	84	100% of 84
20. PROPOSED RESIDENTIAL APARTMENT BUILDING	Twenty	100.00	84	100% of 84

FAR Breakdown Table

No. of Served	Area (Sq.M)	Volume (Cu.M)	Height (M)	Permitted FAR Area (Sq.M)	Total FAR Area (Sq.M)	Total FAR Volume (Cu.M)	Total FAR Height (M)
1. PROPOSED RESIDENTIAL APARTMENT BUILDING	11000.00	10000.00	10.00	11000.00	11000.00	11000.00	10.00
Total	11000.00	10000.00	10.00	11000.00	11000.00	11000.00	10.00

Block A (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Area (Sq.M)	Volume (Cu.M)	Height (M)	Permitted FAR Area (Sq.M)	Total FAR Area (Sq.M)	Total FAR Volume (Cu.M)	Total FAR Height (M)
1st Floor	68.81	688.10	10.00	68.81	68.81	688.10	10.00
2nd Floor	227.23	2272.30	10.00	227.23	296.04	2960.40	10.00
3rd Floor	227.23	2272.30	10.00	227.23	523.27	5232.70	10.00
4th Floor	227.23	2272.30	10.00	227.23	750.50	7505.00	10.00
5th Floor	227.23	2272.30	10.00	227.23	977.73	9777.30	10.00
6th Floor	227.23	2272.30	10.00	227.23	1204.96	12049.60	10.00
7th Floor	227.23	2272.30	10.00	227.23	1432.19	14321.90	10.00
8th Floor	227.23	2272.30	10.00	227.23	1659.42	16594.20	10.00
9th Floor	227.23	2272.30	10.00	227.23	1886.65	18866.50	10.00
10th Floor	227.23	2272.30	10.00	227.23	2113.88	21138.80	10.00
11th Floor	227.23	2272.30	10.00	227.23	2341.11	23411.10	10.00
12th Floor	227.23	2272.30	10.00	227.23	2568.34	25683.40	10.00
13th Floor	227.23	2272.30	10.00	227.23	2795.57	27955.70	10.00
14th Floor	227.23	2272.30	10.00	227.23	3022.80	30228.00	10.00
15th Floor	227.23	2272.30	10.00	227.23	3250.03	32500.30	10.00
16th Floor	227.23	2272.30	10.00	227.23	3477.26	34772.60	10.00
17th Floor	227.23	2272.30	10.00	227.23	3704.49	37044.90	10.00
18th Floor	227.23	2272.30	10.00	227.23	3931.72	39317.20	10.00
19th Floor	227.23	2272.30	10.00	227.23	4158.95	41589.50	10.00
20th Floor	227.23	2272.30	10.00	227.23	4386.18	43861.80	10.00

SCHEDULE OF JOINTY:

FLOOR NAME	USE	LENGTH	HEIGHT	NO.
1. PROPOSED RESIDENTIAL APARTMENT BUILDING	D0	0.75	2.10	364
2. PROPOSED RESIDENTIAL APARTMENT BUILDING	D1	0.96	2.10	287
3. PROPOSED RESIDENTIAL APARTMENT BUILDING	D2	1.17	2.10	72

SCHEDULES OF JOINTY:

FLOOR NAME	USE	LENGTH	HEIGHT	NO.
1. PROPOSED RESIDENTIAL APARTMENT BUILDING	V	1.20	1.20	108
2. PROPOSED RESIDENTIAL APARTMENT BUILDING	V	1.80	2.10	415

OWNER / GPA HOLDER'S SIGNATURE:

ARCHITECT/ENGINEER/SUPERVISOR'S SIGNATURE:

PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT BUILDING AT PAVANA NO. 124, 2ND PHASE, 80TH MILE, BANGALORE VILLAGES, VARTHUR HALLI, BANGALORE EAST TALUK, (WARD NO. 146)

DRAWING TITLE: TERRACE FLOOR PLAN, ELEVATION & SECTION.

SHEET NO: 5

MAHARAJA