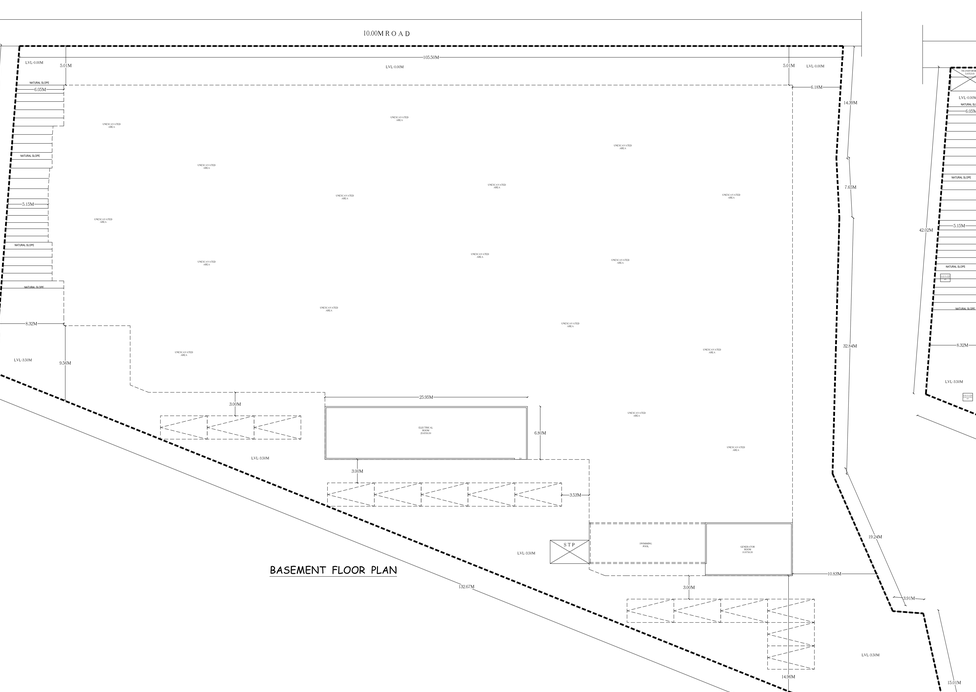
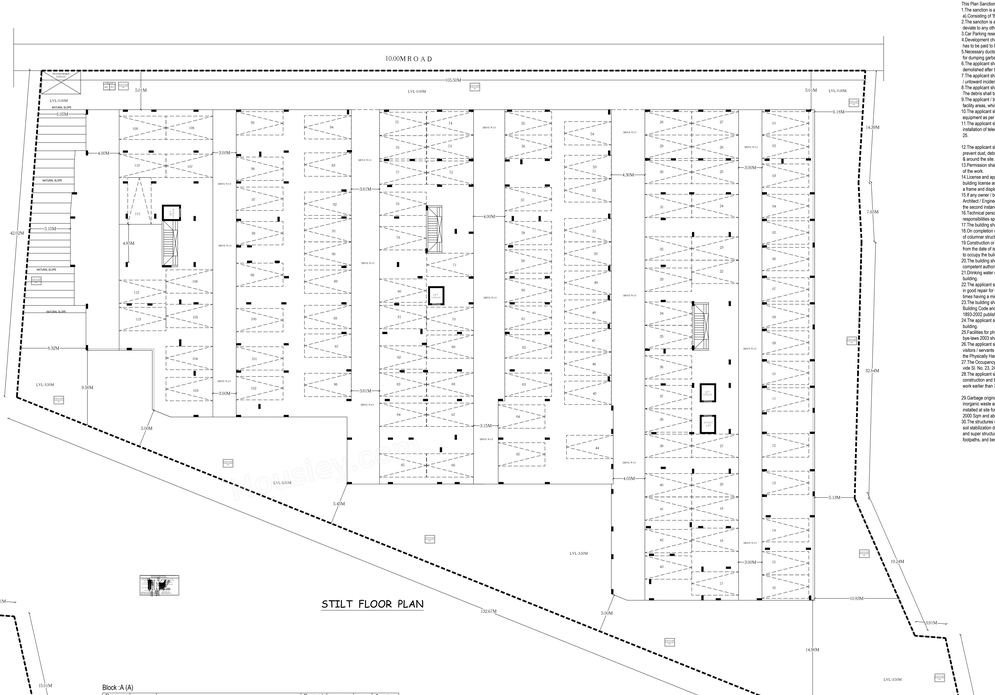


ELEVATION



Approval Condition:

This Plan Sanction is issued subject to the following conditions :
1.Development strictly as per the approved
a).Consisting of Block : A (A) Wing - A-1 (A) Consisting of GF, STILT, BASEMENT+3(U)F
2.The sanction is accorded for MultiDwelling Units A (A) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purposes
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Sufficient space shall be provided for placing letter boxes, pedestals at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. and shall not create any nuisance to the neighbouring premises.
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.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub D) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 2.50 x 2.50 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.

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.Licensee and approved plans shall be posted 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 displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of Building Bye-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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities mentioned in the KCDC Act 1964 & Bye-laws 2016 and KMC Act 1976.
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained
19.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 to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition. In case of borewell recharging structure, borewell should be located in open areas 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 and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Ramps meant for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The noise level at the boundary of the building when measured to the neighbors in the vicinity of the premises and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- k g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and Commercial units of 10 kg and above).
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 neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire safety arrangements & a copy of the same shall be submitted 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 empanelled 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 year 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 shift nor permit shifting of workers to the premises/site until such part of the building is ready for occupancy 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.
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 Rule-18(A). The work shall be deemed to have commenced when the owner has given intimation 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 185 Sqm up to 240 Sqm to 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.The applicant/owner/developer shall take all precautionary measures on 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.
49.Consideration of Labour Welfare Cess by Government of Karnataka vide ADDENDUM (Housekeep Handbook) Letter No. CORE/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 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".
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.

COLOR INDEX

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

SCALE : 1:150

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20 VERSION DATE: 26/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No.: PR/5/6/325-28	Plot Sub-Use: MultiDwelling Units
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: SITEKATHA NO.27/1662/14, EPID NO.2445777112
Nature of Sanction: NEW	City Survey No.:
Location: RMG-II	Khata No. (As per Khata Extract): SITEKATHA NO.27/1662/14, EPID NO.2445777112
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): 2445777112
Zone: Rommanahalli	Locality / Street of the property: ANJANAPURA VILLAGE, UTTARAHALLI HOBLI, BANGALORE, WARD NO 196.
Ward: Ward-196	
Planning District: 321-Anjanapura	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 7221.17
NET AREA OF PLOT	(A-Deductions) 7221.17
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	3610.58
Proposed Coverage Area (49.84 %)	3600.29
Achieved Net coverage area (49.84 %)	3600.29
Balance coverage area left (0.16 %)	10.29
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	12654.44
Total Perm. FAR area (1.75)	12654.44
Residential FAR (100.00%)	12638.87
Proposed FAR Area	12638.87
Achieved Net FAR Area (1.75)	12638.87
Balance FAR Area (0.00)	15.57
BUILT UP AREA CHECK	
Proposed BuiltUp Area	18349.92
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	18364.92

Block :A (A)

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.)	Carpet Area of other than Tenement
		StarCase	Lift	Lift Machine	Void	Substructure	Parking	Resi.			
Terrace Floor	110.37	85.55	0.00	24.82	0.00	0.00	0.00	0.00	00	00.00
Third Floor	3588.00	66.68	13.18	0.00	409.14	0.00	0.00	3099.00	3099.00	29	0.00
Second Floor	3588.00	66.68	13.18	0.00	409.14	0.00	0.00	3099.00	3099.00	29	0.00
First Floor	3588.00	66.68	13.18	0.00	409.14	0.00	0.00	3099.00	3099.00	29	0.00
Ground Floor	3540.79	66.68	13.18	0.00	371.48	0.00	0.00	3089.45	3089.45	29	0.00
Stilt Floor	3604.25	30.78	13.18	0.00	0.00	0.00	0.00	3560.29	0.00	00	0.00
Basement Floor	330.52	0.00	0.00	0.00	0.00	78.10	0.00	252.42	252.42	00	252.42
Total:	18349.92	383.05	65.90	24.82	1598.90	78.10	3560.29	12638.87	12638.87	116	252.42
Total Number of Same Blocks	1										
Total:	18349.92	383.05	65.90	24.82	1598.90	78.10	3560.29	12638.87	12638.87	116	252

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D1	1.00	2.10	116

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W1	2.00	1.20	256

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (A)	Residential	MultiDwelling Units	00 - 225	1	-	1	116	-
	Total :						116	128

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	116	1595.00	128	2304.00
Visitor's Car Parking	12	165.00	0	0.00
Total Car	128	1760.00	128	2304.00
Two Wheeler	-	165.00	0	0.00
Other Parking	-	-	-	1525.29
Total		1925.00		3830.29

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			StarCase	Lift	Lift Machine	Void	SubStructure	Parking	Resi.			
A (A)	1	18349.93	383.05	65.90	24.82	1598.90	78.10	3560.29	12638.87	12638.87	116	252.42
Grand Total:	1	18349.93	383.05	65.90	24.82	1598.90	78.10	3560.29	12638.87	12638.87	116.00	252.42

UnitBUA Table for Block :A (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL -1,2, 3 FLOOR PLAN	TYP-A1	FLAT	106.43	106.43	1	87
	TYP-A10	FLAT	98.86	98.86	1	
	TYP-A11	FLAT	98.87	98.87	1	
	TYP-A12	FLAT	108.48	108.48	1	
	TYP-A2	FLAT	98.09	98.09	1	
	TYP-A3	FLAT	98.08	98.08	1	
	TYP-A4	FLAT	97.91	97.91	1	
	TYP-A5	FLAT	97.88	97.88	1	
	TYP-A6	FLAT	108.93	108.93	1	
	TYP-A7	FLAT	107.29	107.29	1	
	TYP-A8	FLAT	99.01	99.01	1	
	TYP-A9	FLAT	98.89	98.89	1	
	TYP-B1	FLAT	113.73	113.73	1	
	TYP-B10	FLAT	108.60	108.60	1	
	TYP-B2	FLAT	98.09	98.09	1	
	TYP-B3	FLAT	80.86	80.86	1	
	TYP-B4	FLAT	80.86	80.86	1	
	TYP-B5	FLAT	108.63	108.63	1	
	TYP-B6	FLAT	108.62	108.62	1	
	TYP-B7	FLAT	75.20	75.20	1	
	TYP-B8	FLAT	75.20	75.20	1	
	TYP-B9	FLAT	98.87	98.87	1	
	TYP-C1	FLAT	108.41	108.41	1	
	TYP-C2	FLAT	98.10	98.10	1	
	TYP-C3	FLAT	81.01	81.01	1	
	TYP-C4	FLAT	108.62	108.62	1	
	TYP-C5	FLAT	108.43	108.43	1	
	TYP-C6	FLAT	98.43	98.43	1	
	TYP-C7	FLAT	108.46	108.46	1	
GROUND FLOOR PLAN	A1	FLAT	108.42	108.42	1	29
	A10	FLAT	98.86	98.86	1	
	A11	FLAT	98.87	98.87	1	
	A12	FLAT	108.48	108.48	1	
	A2	FLAT	98.09	98.09	1	
	A3	FLAT	98.08	98.08	1	
	A4	FLAT	97.91	97.91	1	
	A5	FLAT	97.88	97.88	1	
	A6	FLAT	108.93	108.93	1	
	A7	FLAT	107.29	107.29	1	
	A8	FLAT	99.01	99.01	1	
	A9	FLAT	98.89	98.89	1	
	B1	FLAT	108.44	108.44	1	
	B10	FLAT	108.60	108.60	1	
	B2	FLAT	98.09	98.09	1	
	B3	FLAT	80.86	80.86	1	
	B4	FLAT	80.86	80.86	1	
	B5	FLAT	108.63	108.63	1	
	B6	FLAT	108.62	108.62	1	
	B7	FLAT	75.20	75.20	1	
	B8	FLAT	75.20	75.20	1	
	B9	FLAT	98.87	98.87	1	
	C1	FLAT	108.41	108.41	1	
	C2	FLAT	98.10	98.10	1	
	C3	FLAT	81.01	81.01	1	
	C4	FLAT	108.62	108.62	1	
	C5	FLAT	108.43	108.43	1	
	C6	FLAT	98.43	98.43	1	
	C7	FLAT	108.46	108.46	1	
Total:	-	-	11518.04	11518.04	116	116

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
SRIVARI VENTURES
REP BY ITS PARTNERS
JAI PRAKASH.E J & UMESHA J
NO 27/1662/14, ANJANAPURA VILLAGE,
BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
LAKSHMAIYA S.NO:38, 2ND CROSS, KATHRIGUPPA, BENGALURU BCC/BL-3.6/E-4424/2018-19

PROJECT TITLE :
PROPOSED PLAN FOR RESIDENTIAL APARTMENT BUILDING AT SITEKATHA NO 27/1662/14, EPID NO 2445777112, ANJANAPURA VILLAGE, UTTARAHALLI HOBLI, BANGALORE. WARD NO 196.

SHEET NO : 1

SANCTIONING AUTHORITY :

DEPUTY DIRECTOR & AUTHORISED SIGNATORY CITY PLANNING & LAND USE	JOINT VIT DIRECTOR

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.

(SOMANAHALLI)

DIGITALLY SIGNED BY
Digitally signed by Manjunath
Date: 26-Mar-2025 15:16:16

GROUND FLOOR PLAN

TYPICAL FIRST, SECOND & THIRD FLOOR PLAN

UnitBUA Table for Block :A (A)							
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
TYPICAL FIRST, SECOND & THIRD FLOOR PLAN	TYP-A10	FLAT	108.43	108.43	1	87	
	TYP-A12	FLAT	98.96	98.96	1		
	TYP-A11	FLAT	98.87	98.87	1		
	TYP-A13	FLAT	108.48	108.48	1		
	TYP-A2	FLAT	98.09	98.09	1		
	TYP-A3	FLAT	90.08	90.08	1		
	TYP-A4	FLAT	97.91	97.91	1		
	TYP-A5	FLAT	97.88	97.88	1		
	TYP-A6	FLAT	108.53	108.53	1		
	TYP-A7	FLAT	107.29	107.29	1		
	TYP-A8	FLAT	99.01	99.01	1		
	TYP-A9	FLAT	98.89	98.89	1		
	TYP-B11	FLAT	113.73	113.73	1		
	TYP-B10	FLAT	109.00	109.00	1		
	TYP-B2	FLAT	98.09	98.09	1		
	TYP-B3	FLAT	80.86	80.86	1		
	TYP-B4	FLAT	80.86	80.86	1		
	TYP-B5	FLAT	108.63	108.63	1		
	TYP-B6	FLAT	108.52	108.52	1		
	TYP-B7	FLAT	75.20	75.20	1		
	TYP-B8	FLAT	75.20	75.20	1		
	TYP-B9	FLAT	98.87	98.87	1		
	TYP-C1	FLAT	108.41	108.41	1		
	TYP-C2	FLAT	98.10	98.10	1		
	TYP-C3	FLAT	81.01	81.01	1		
	TYP-C4	FLAT	108.62	108.62	1		
	TYP-C5	FLAT	108.43	108.43	1		
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	A3	FLAT	90.08	90.08	1		
	A4	FLAT	97.91	97.91	1		
	A5	FLAT	97.88	97.88	1		
	A6	FLAT	108.53	108.53	1		
	A7	FLAT	107.29	107.29	1		
	A8	FLAT	99.01	99.01	1		
	A9	FLAT	98.89	98.89	1		
	B1	FLAT	108.44	108.44	1		
	B10	FLAT	109.00	109.00	1		
	B2	FLAT	98.09	98.09	1		
	B3	FLAT	80.86	80.86	1		
	B4	FLAT	80.86	80.86	1		
	B5	FLAT	108.63	108.63	1		
	B6	FLAT	108.62	108.62	1		
	B7	FLAT	75.20	75.20	1		
	B8	FLAT	75.20	75.20	1		
	B9	FLAT	98.87	98.87	1		
	C1	FLAT	108.41	108.41	1		
	C2	FLAT	98.10	98.10	1		
	C3	FLAT	81.01	81.01	1		
	C4	FLAT	108.62	108.62	1		
	C5	FLAT	108.43	108.43	1		
	C6	FLAT	98.43	98.43	1		
	C7	FLAT	108.46	108.46	1		
Total	-	-	11519.04	11519.04	116	116	

Approval Condition :

The Plan Sanction is issued subject to the following conditions :
1.The sanction is accorded for:
a)Consisting of "Block : A (A) Wing - A (A) Comprising of(GF, STILT, BASEMENT+9,9)".
2.The sanction is accorded for MultiDwelling Units A (A) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purposes
4.Adequate drinking water arrangements with regard to capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after completion.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9.The applicant shall provide adequate S.W.drains, compound wall, open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub D) code having 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.00 m in the basement to accommodate all telecom equipment and also to make provisions for telecom services as per Bye-law No. 32(a)(iii).

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 accordance with
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a board and shall be displayed in a conspicuous place on premises.
15.If any owner / builder contravenes the provisions of Building Bye-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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3 (l)) under sub section 5-A of sec no. 17.The building shall be constructed under the supervision of a registered structural engineer.
18.Occupancy certificate shall be obtained before occupying the building or any part of the same of columns or structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19.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 to occupy the building.
20.No part of the building shall be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition. The borewell / open well if proposed shall be located at least at a distance of three times 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 and in the "Criteria for earthquake resistant design of structures" Special No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24.The applicant should provide solar water heaters as per table 7.F of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building Bye laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the physically handicapped persons and shall make such other provisions as may be approached through a ramp for the Physically Handicapped persons together with the adjacent entry.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction. The applicant shall ensure that the noise level at the site of work, shall not exceed,and shall restrict the work earlier than 7.00 AM to avoid Inconvenience 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 ----- e.g.capacity depending upon the No. of Apartments/Commercial Establishments of units of 20 and above and 2000 Sqm and above built up area for Commercial building).
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 erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Cell of Corporation 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 Occupancy 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 empanelled Structural Engineer every five years with due inspection by the Engineer 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 installations (Life safety) and shall produce the same to the Corporation and shall get renewal of the permission issued every year.
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 ensure 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 permission in writing from the BBMP. If any deviation is found, action will be taken for contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Sanctioning 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 the Jointly Commissioner, that he has laid the foundation as per the sanctioned plan in Schedule IV. 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. The Owner / Developer shall not encroach upon the same. The Owner / Developer / 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 2013.
42.The Applicant / Owner / Developer shall abide by the 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 ea.ches measuring 160 Sqm.sq to 240 Sq.m of the FAR area. Two trees for ea.ches measuring 240 Sq.m to 360 Sq.m and more than 360 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.The owner / builder/ developer shall take all 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 shall be cancelled.
48.Role use, building licenses for special conditions, if any :
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Hoardes) Letter No. LD95LE1200/3, dated: 31-04-2012.
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 with a view to ensure that the provisions of the Act are complied with at the time of inspection of 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 from time to time.
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.

COLOR INDEX

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

SCALE : 1:50

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20 VERSION DATE: 26/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No.: PR/3412/25-26	Plot Sub-Use: MultiDwelling Units
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: SITE/KATHA NO.27/1/5/2TA, EPID NO 2445777112
Nature of Sanction: NEW	City Survey No.:
Location: BBMLW	Khata No.: (As per Khata Extract): SITE/KATHA NO.27/1/5/2TA, EPID NO 2445777112
Building Line Specified as per Z.R: NA	PID No.: (As per Khata Extract): 2445777112
Zone: Bommanahalli	Locality / Street of the property: ANJANAPURA VILLAGE, UTTARAHALLI HOBLI, BANGALORE, WARD NO.196.
Ward: Ward-196	
Planning District: 321-Anjanapura	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 7221.11
NET AREA OF PLOT	(A-Deductions) 7221.11
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	3610.55
Proposed Coverage Area (49.84 %)	3604.24
Achieved Net coverage area (49.84 %)	3604.24
Balance coverage area left (0.16 %)	11.31
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	12634.44
Total Perm. FAR area (1.75)	12634.44
Residential FAR (100.00%)	12634.44
Proposed FAR Area	12638.87
Achieved Net FAR Area (1.75)	12638.87
Balance FAR Area (0.00)	15.57
BUILT UP AREA CHECK	
Proposed BuiltUp Area	18349.93
Substructure Area 4# in B1A (Layout Lvl)	15.00
Achieved BuiltUp Area	18364.93

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (A)	Residential	MultiDwelling Units	50 - 225	1	-	-	116	-
	Total		-	-	-	-	116	128

Parking Check (Table 7b)

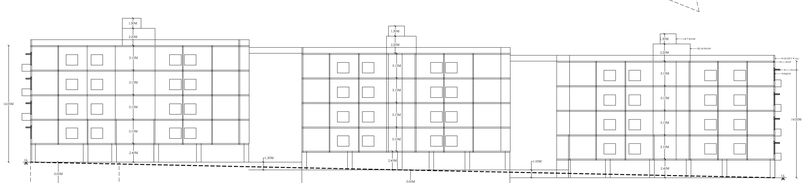
Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	116	1595.00	128	2304.00
Visitor's Car Parking	12	165.00	0	0.00
Total Car	128	1760.00	128	2304.00
TwoWheeler	-	165.00	0	0.00
Other Parking	-	-	-	1526.29
Total	-	1925.00	-	3830.29

FAR &Tenement Details

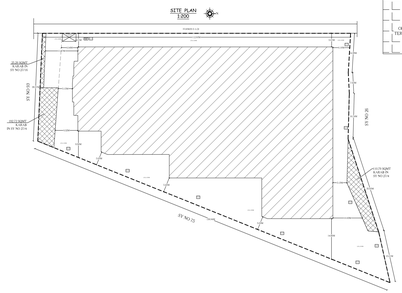
Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			StairCase	Lift	Lift Machine	Void	SubStructure	Parking	Resi.				
A (A)	1	18349.93	383.05	65.90	24.82	1598.90	78.10	3560.29	12638.87	12638.87	116	252.42	
Grand Total:	1	18349.93	383.05	65.90	24.82	1598.90	78.10	3560.29	12638.87	12638.87	116.00	252.42	

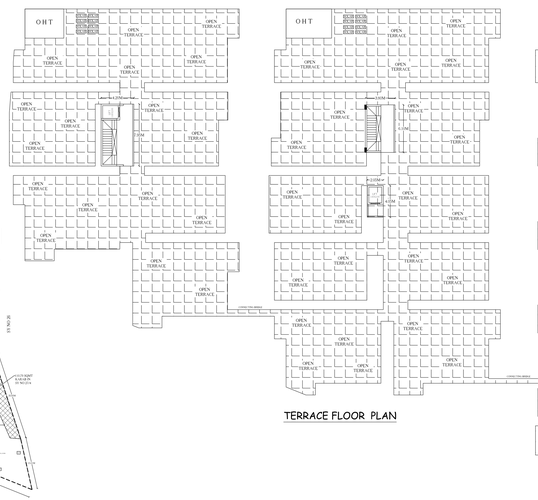
Block :A (A)

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.)	Carpet Area other than Tenement
		StairCase	Lift	Lift Machine	Void	Substructure	Parking	Resi.			
Terrace Floor	110.37	85.55	0.00	24.82	0.00	0.00	0.00	0.00	0.00	00	0.00
Fifth Floor	3588.00	66.68	13.18	0.00	409.14	0.00	0.00	3099.00	3099.00	29	0.00
Fourth Floor	3588.00	66.68	13.18	0.00	409.14	0.00	0.00	3099.00	3099.00	29	0.00
Third Floor	3588.00	66.68	13.18	0.00	409.14	0.00	0.00	3099.00	3099.00	29	0.00
Second Floor	3588.00	66.68	13.18	0.00	409.14	0.00	0.00	3099.00	3099.00	29	0.00
First Floor	3588.00	66.68	13.18	0.00	409.14	0.00	0.00	3099.00	3099.00	29	0.00
Ground Floor	3640.79	66.68	13.18	0.00	371.48	0.00	0.00	3089.45	3089.45	29	0.00
Stilt Floor	3604.24	30.78	13.18	0.00	0.00	0.00	3560.29	0.00	0.00	00	0.00
Basement Floor	330.52	0.00	0.00	0.00	0.00	78.10	0.00	252.42	252.42	00	252.42
Total:	18349.92	383.05	65.90	24.82	1598.90	78.10	3560.29	12638.87	12638.87	116	252.42
Total Number of Same Blocks	1										
Total:	18349.92	383.05	65.90	24.82	1598.90	78.10	3560.29	12638.87	12638.87	116	252



SECTION





TERRACE FLOOR PLAN

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
SRIVARI VENTURES
REP BY ITS PARTNERS
JAI PRAKASH.E.J & UMESHA.J
NO 27/1/5/2TA, ANJANAPURA VILLAGE,
BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
LAKSHMINARAYNA S.NO.18, 2ND CROSS, KATHRIGUPPA, BENGALURU BCC/BL-3.5/E-4424/2018-19

PROJECT TITTLE :
PROPOSED PLAN FOR RESIDENTIAL APARTMENT BUILDING AT SITE/KATHA NO 27/1/5/2TA, EPID NO 2445777112, ANJANAPURA VILLAGE, UTTARAHALLI HOBLI, BANGALORE. WARD NO 196.

SHEET NO : 1

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.

AFFIDAVIT UNDER RULE 9(3) OF KMC BYLAWS

AFFIDAVIT UNDER RULE 9(3)

BOMMANAHALLI

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D1	1.00	2.10	118

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W1	2.00	1.20	256