

**Approval Condition :**

This Plan Sanction is issued subject to the following conditions :

- Sanction is accorded for the Commercial Building at 182, BINNAMANGALA 2ND STAGE BANGALORE, Bangalore.
- Consist of 1Basement + 1Ground + 3 only.
- Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.
- 269.26 area reserved for car parking 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 BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
- 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.
- 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.
- The applicant shall plant at least two trees in the premises.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- 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 frame and displayed and they shall be made available during inspections.
- 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.
- 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. 3.5) under sub section IV-4 (g) to (k).
- The building shall be constructed under the supervision of a registered structural engineer.
- 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.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- 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 having a minimum total capacity mentioned in the Bye-law 32(a).
- If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the concerned registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
- 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 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.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadagi/Hoodke) Letter No. LD/95LET/2013, dated: 01-04-2013 :

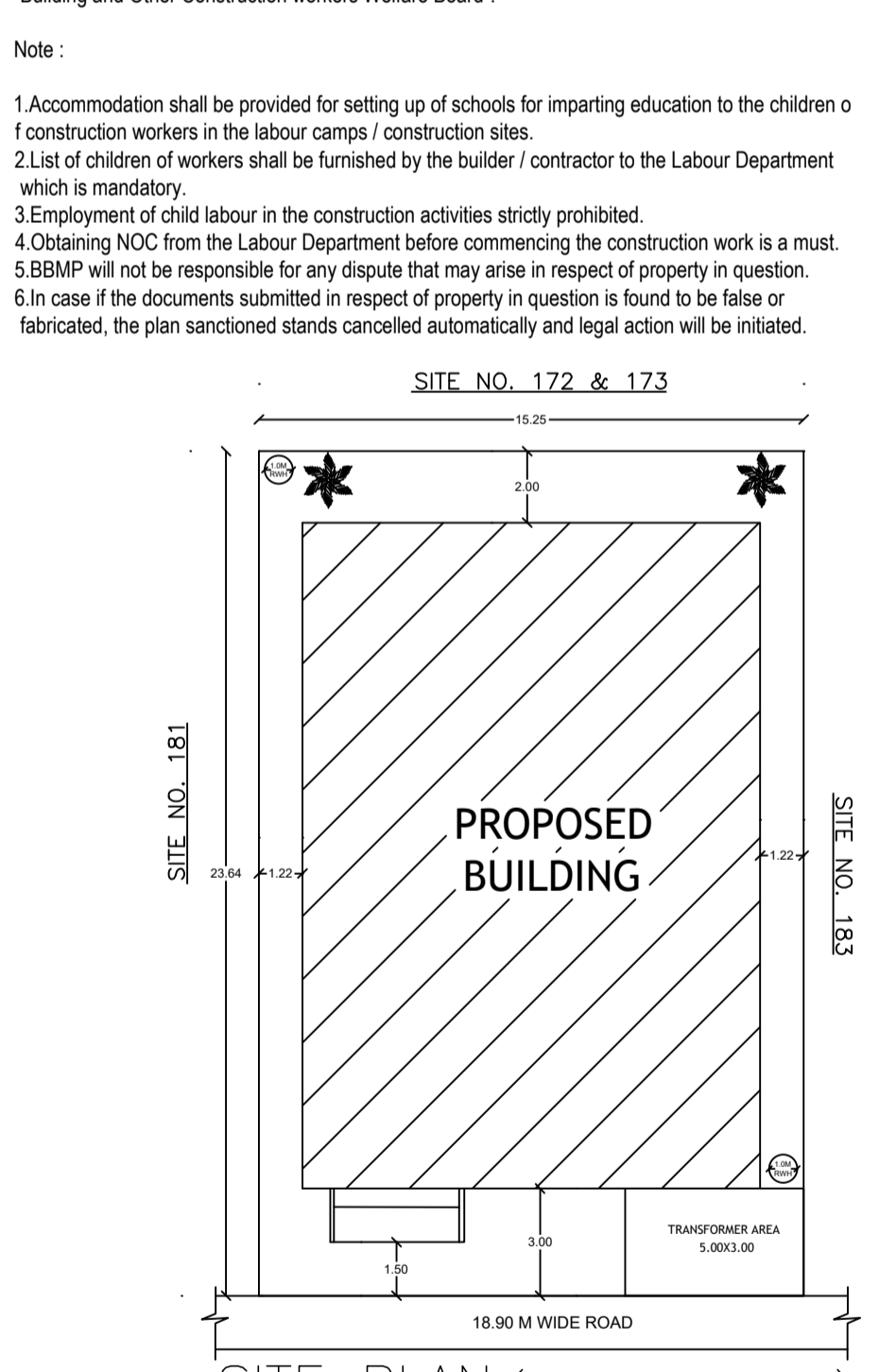
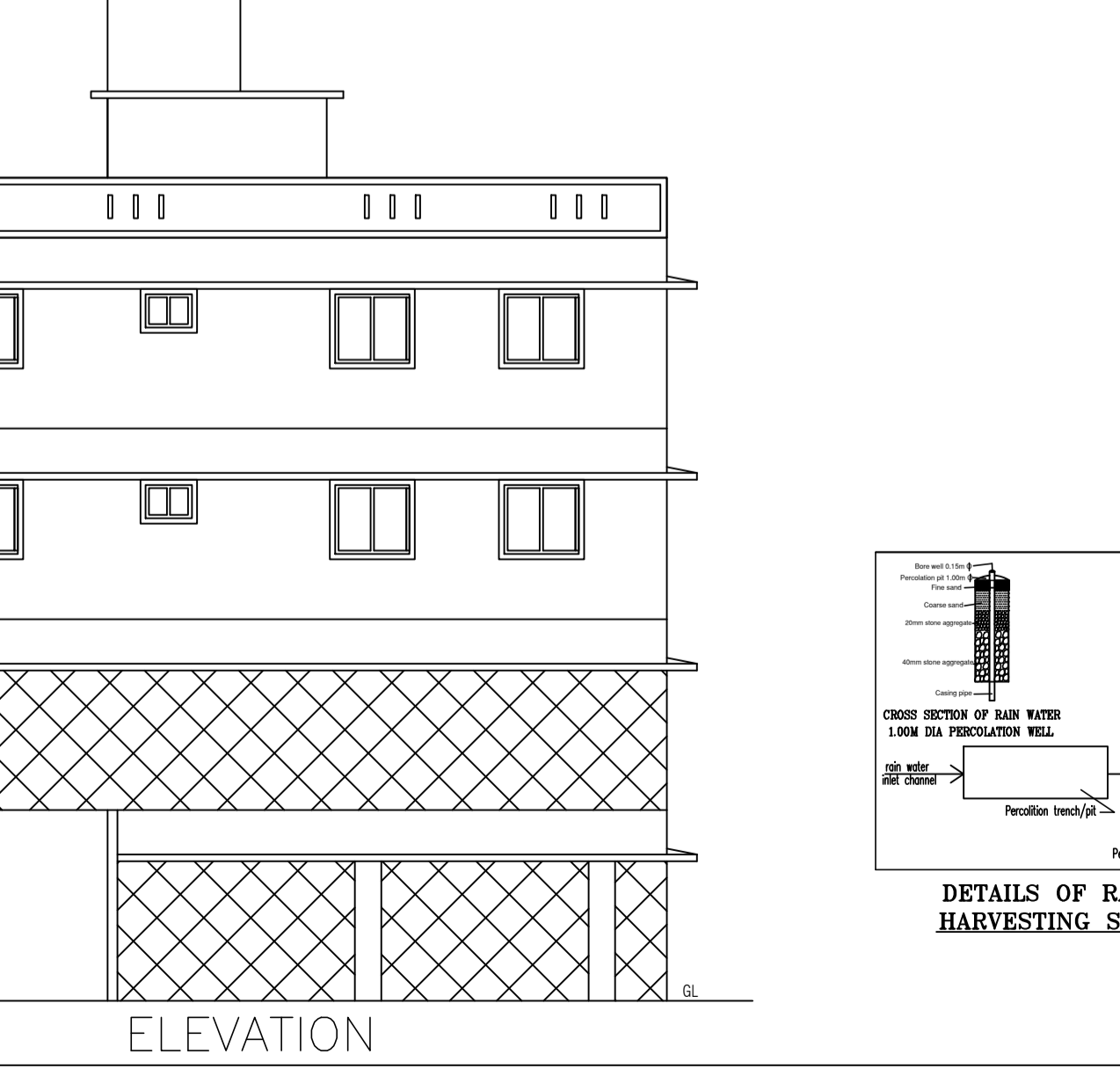
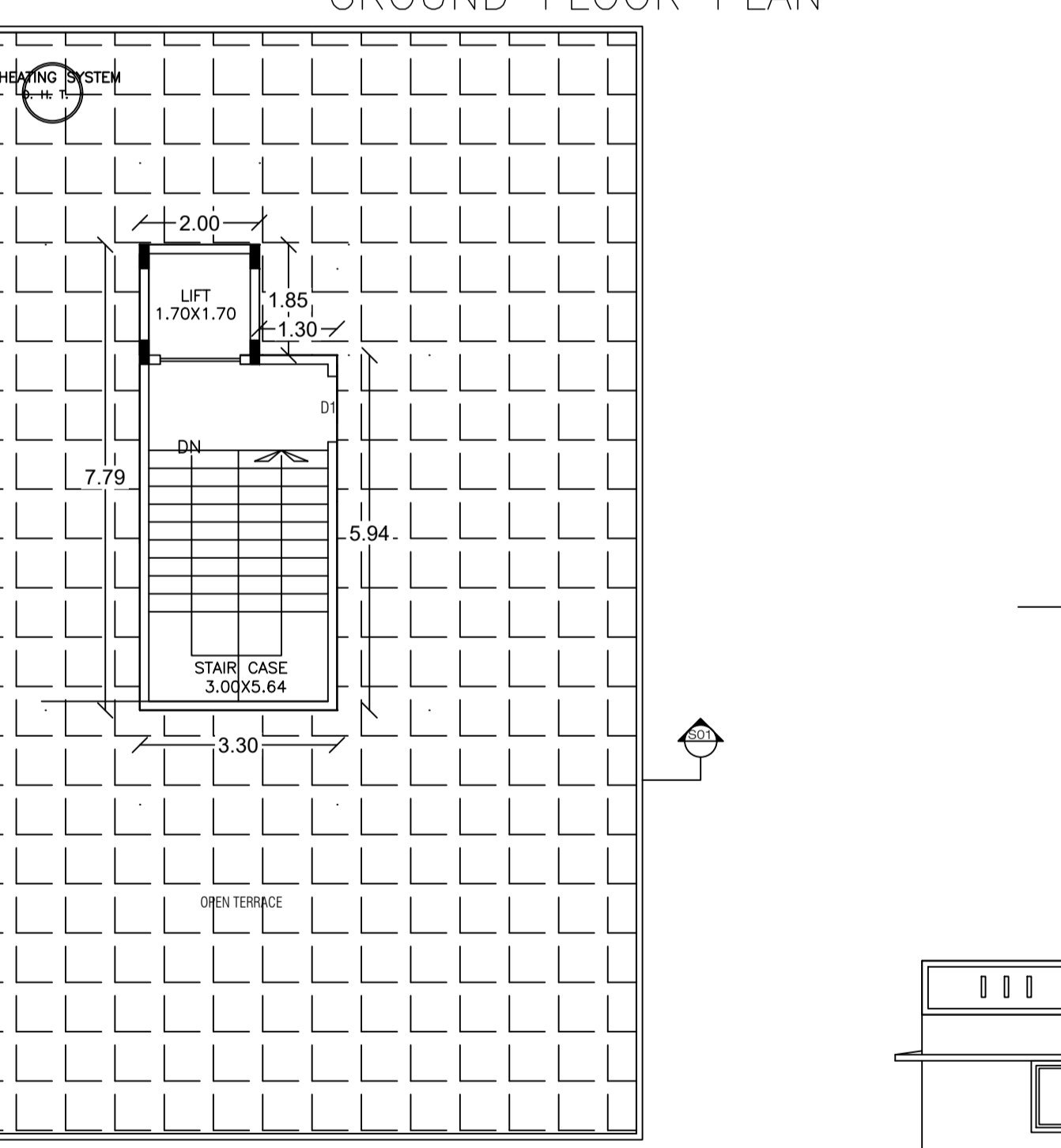
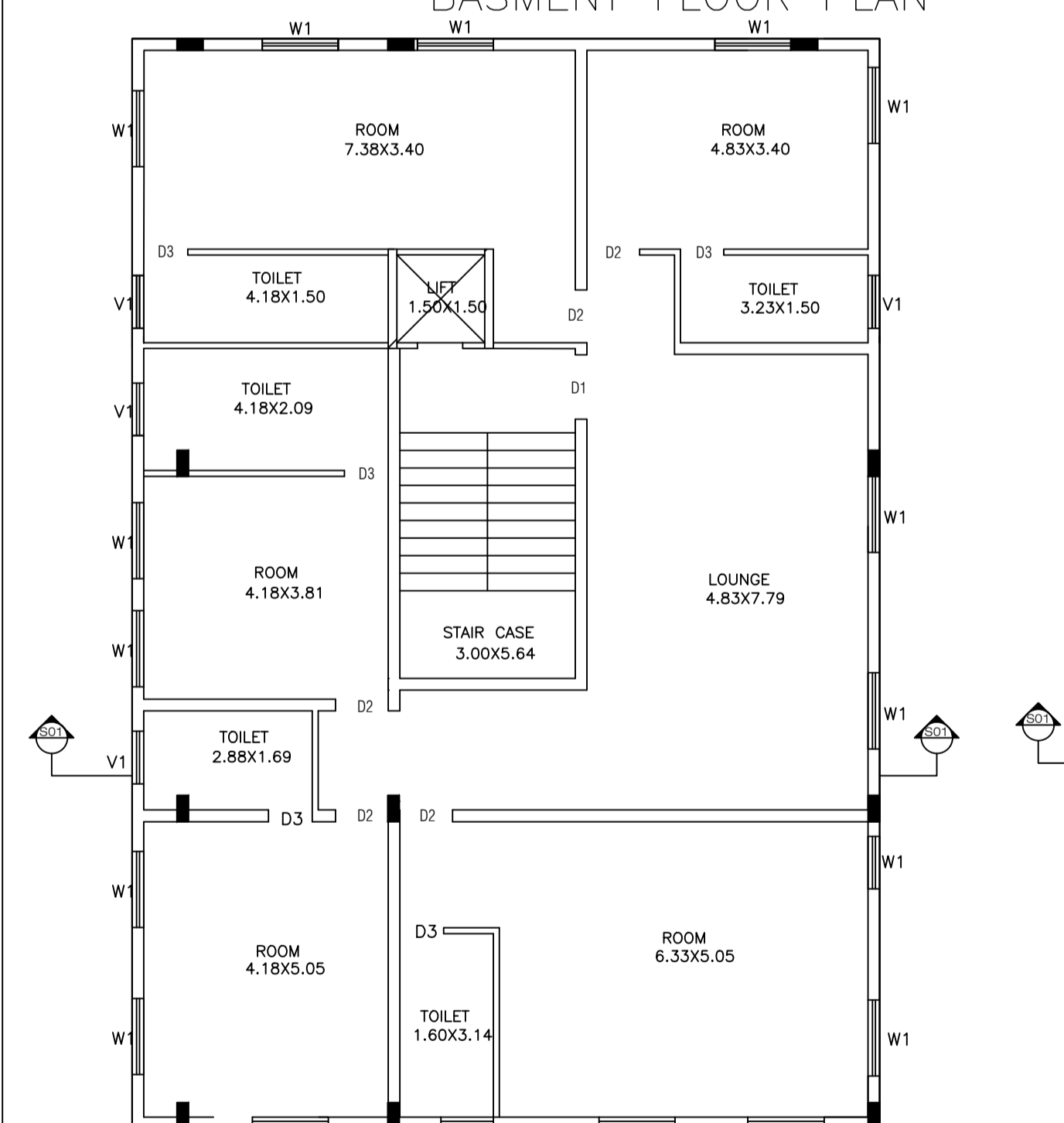
COLOR INDEX	
PLOT BOUNDARY	---
ABUTTING ROAD	---
PROPOSED WORK (COVERAGE AREA)	---
EXISTING (To be retained)	---
EXISTING (To be demolished)	---

AREA STATEMENT (BBMP)		VERSION NO. : 1.0.9
PROJECT DETAIL:		VERSION DATE: 01/11/2018
Authority: BBMP	Plot Use: Commercial	
Inward No: BBMP/Ad.Com./EST/0268/19-20	Plot SubUse: Business Office	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 182	
Nature of Sanction: New	Khata No. (As per Khata Extract): 82-24-182	
Location: Ring-II	Locality / Street of the property: BINNAMANGALA 2ND STAGE, BANGALORE.	
Building Line Specified as per Z.R: NA		
Ward: Ward-080		
Zone: East		
Planning District: 206-Indiranagar		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	360.51
NET AREA OF PLOT	(A-Deductions)	360.51
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		234.33
Proposed Coverage Area (63.28 %)		228.13
Achieved Net coverage area ( 63.28 % )		228.13
Balance coverage area left ( 1.72 % )		6.20
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 ( 2.25 )		811.15
Additional F.A.R. within Ring I and II ( for amalgamated plot - )		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone ( - )		0.00
Total Perm. FAR area ( 2.25 )		811.15
Residential FAR (65.05% )		506.90
Commercial FAR (34.95% )		272.31
Proposed FAR Area		779.21
Achieved Net FAR Area ( 2.16 )		779.21
Balance FAR Area ( 0.09 )		31.94
BUILT UP AREA CHECK		
Proposed BuiltUp Area		1168.48
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		1183.49

Approval Date : 08/14/2019 11:47:47 AM

Payment Details						
Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date
1	BBMP/5660/CH/19-20	BBMP/5660/CH/19-20	18604.9	Online	8606419651	06/18/2019 5:20:04 PM
	No.	Head	Amount (INR)	Remark		
		Scrutiny Fee	18604.9	-		



**Required Parking (Table 7a)**

Block Name	Type	SubUse	Area (Sq.mt)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Prop.
A1 (COMMERCIAL AND HOSTEL BUILDING)	Commercial	Small Shop	> 0	50	272.31	1	5
	Residential	Hostel	> 0	10	-	1	1
<b>Total:</b>				-	-	-	6

**Parking Check (Table 7b)**

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	-	-	6	82.50
Total Car	6	82.50	6	82.50
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	186.76
<b>Total</b>		96.25		269.26

**Block :A1 (COMMERCIAL AND HOSTEL BUILDING)**

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	Parking	Resi.	Commercial		
Terrace Floor	26.19	23.30	0.00	2.89	0.00	0.00	0.00	0.00	0.00	00
Third Floor	238.41	0.00	2.25	0.00	0.00	0.00	236.16	0.00	236.16	00
Second Floor	238.41	0.00	2.25	0.00	0.00	0.00	236.16	0.00	236.16	00
First Floor	227.77	0.00	2.25	0.00	42.30	0.00	34.59	148.64	183.22	01
Ground Floor	228.14	0.00	2.25	0.00	40.27	61.95	0.00	123.67	123.67	00
Basement Floor	209.57	0.00	2.25	0.00	0.00	207.32	0.00	0.00	0.00	00
<b>Total:</b>	1168.48	23.30	11.25	2.89	82.57	269.26	506.91	272.31	779.21	01
<b>Total Number of Same Blocks</b>	1									
<b>Total:</b>	1168.48	23.30	11.25	2.89	82.57	269.26	506.91	272.31	779.21	01

**DETAILS OF RAIN WATER HARVESTING STRUCTURES**

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date: 14/08/2019 vide Ip number: BBMP/Ad.Com./EST/0268/19-20 subject to terms and conditions laid down along with this building plan approval.

Validity of this approval is two years from the date of issue.

**ASSISTANT DIRECTOR OF TOWN PLANNING (EAST)**

**BHRUHAT BENGALURU MAHANAGARA PALIKE**

**Block USE/SUBUSE Details**

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category	No. of Room
A1 (COMMERCIAL AND HOSTEL BUILDING)	Residential	Hostel	Blgd upto 11.5 m. Ht.	R	10

**UnitBUA Table for Block :A1 (COMMERCIAL AND HOSTEL BUILDING)**

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT	OFFICE	121.28	86.28	3	1
FIRST FLOOR PLAN	SPLIT1	FLAT	148.63	117.07	2	2
TYPICAL - 2& 3 FLOOR PLAN	SPLIT1	FLAT	0.00	0.00	11	0
<b>Total:</b>			776.82	681.64	31	3

**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.)	Trmt (No.)
			StairCase	Lift	Lift Machine	Void	Parking	Resi.	Commercial		
A1 (COMMERCIAL AND HOSTEL BUILDING)	1	1168.49	23.30	11.25	2.89	82.57	269.26	506.91	272.31	779.21	01
<b>Grand Total:</b>	1	1168.49	23.30	11.25	2.89	82.57	269.26	506.91	272.31	779.21	1.00

**OWNER / GPA HOLDER'S SIGNATURE**

**OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :**  
D ABHISHEK REDDY NO-11/2, OFF RING ROAD RAMAIAH REDDY COMPOUND, CHALLAGHATTA

**ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE**  
RAMESH S #502, SMR ASTRA APARTMENT, 5TH CROSS,GAYATHRINAGAR BCC/BL-3/6/E-4350/18-19

**PROJECT TITLE :**  
PLAN SHOWING THE PROPOSED COMMERCIAL/HOSTEL BUILDING AT SITE NO-182, BINNAMANGALA 2nd STAGE, WARD NO-80, BANGALORE. PID NO-82-24-182.

**DRAWING TITLE :** 82967048-06-08-2019 04-19-35\$ ABHISHEK REDDY D REVISED

**SHEET NO : 1**