

SECTION A-A

15.50M R O A D

EXISTING GROUND

FLOOR WITH ADDITIONS

**ELEVATION** 

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.
T 51	04.00	2.22	04.00	StairCase	2.22	Commercial	0.00
Terrace Floor	21.92	0.00	21.92	21.92	0.00	0.00	0.00
Pro - First Floor	235.67	0.00	235.67	0.00	0.00	235.67	235.67
Add & Ext - Ground Floor	229.77	208.62	21.15	0.00	208.62	21.15	229.7
Total:	487.36	208.62	278.74	21.92	208.62	256.82	465.4
Total Number of Same Blocks	1						
Total:	487.36	208.62	278.74	21.92	208.62	256.82	465.44

# FAR &Tenement Details

14.10M R O A D

SITE PLAN

R W H

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)
A (A)	1	487.36	208.62	278.74	21.92	208.62	256.82	465.44
Grand Total:	1	487.36	208.62	278.74	21.92	208.62	256.82	465.44

# Required Parking(Table 7a)

ock Type		Cubling	Area		Units		Car		
ame	туре	SubUse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
(A)	Commercial	Restaurant	> 0	75	465.44	1	6	-	
	Total :		-	-	-	-	6	8	
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Parking Check (Table 7b)

Vehicle Type	R	eqd.	Achieved		
verlicie rype	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	6	82.50	8	110.00	
Total Car	6	82.50	8	110.00	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	0.00	
Total		96.25		110.00	

# SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D1	1.20	2.10	10
SCHEDULE	OF JOINERY	<b>'</b> :		
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W2	1.20	1.20	01
A (A)	W1	2.00	1.20	28

### Approval Condition:

### This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Commercial Building at SITE NO 10 , WOOD STREET , BANGALORE. WARD NO 76. NEW WARD NO 111. PID NO 76-68-10., Bangalore.

a).Consist of 2 only. 2.Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any

3.110.00 area reserved for car parking shall 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 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 INSURE all workmen involved in the construction work against any accident

/ untoward incidents arising during the time of construction. 7. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.

8. 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.

9. The applicant shall plant at least two trees in the premises.

The debris shall be removed and transported to near by dumping yard.

10.Permission shall be obtained from forest department for cutting trees before the commencement of the work. 11.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. 12.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. 13. 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. 3.6) under sub section IV-8 (e) to (k).

14. The building shall be constructed under the supervision of a registered structural engineer. 15.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. 16. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

17. Drinking water supplied by BWSSB should not be used for the construction activity of the building. 18. 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).

19.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.

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

Payment Details

20. 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

21.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 (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013:

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare

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.

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".

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f 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.

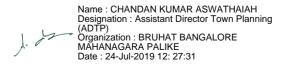
Note: Earlier plan sanction vide L.P No. Ad.Com./EST/1404/17-18 dated: 22/06/2018 is deemed cancelled.

The modified plans are approved in accordance with the acceptance for approval by the Joint Commissioner ( <u>EAST</u> ) on date: <u>12/07/2019</u> vide lp number: BBMP/Ad.Com./EST/0294/19-20 to terms and conditions laid down along with this modified building plan

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

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST

BHRUHAT BENGALURU MAHANAGARA PALIKE



## 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				
ANEASTATEMENT (BBMF)	VERSION DATE: 01/11/2018				
PROJECT DETAIL:					
Authority: BBMP	Plot Use: Commercial				
Inward_No: BBMP/Ad.Com./EST/0294/19-20					
Application Type: General	Land Use Zone: Commercial (Business)				
Proposal Type: Building Permission	Plot/Sub Plot No.: SITE NO 10				
Nature of Sanction: Modify	Khata No. (As per Khata Extract): KE/1454386				
Location: Ring-I	PID No. (As per Khata Extract): 76-68-10				
Building Line Specified as per Z.R: NA	Locality / Street of the property: WOOD STREE 76. NEW WARD NO 111. PID NO 76-68-10.	ET, BANGALORE. WARD NO			
Zone: East					
Ward: Ward-111					
Planning District: 106-Richmond Town					
AREA DETAILS:		SQ.MT.			
AREA OF PLOT (Minimum)	(A)	683.45			
NET AREA OF PLOT	(A-Deductions)	683.45			
COVERAGE CHECK					
Permissible Coverage area (50.00	%)	341.73			
Proposed Coverage Area (33.62 %		229.77			
Achieved Net coverage area ( 33.6	2 % )	229.77			
Balance coverage area left ( 16.38	%)	111.96			
FAR CHECK					
Permissible F.A.R. as per zoning re	gulation 2015 ( 2.25 )	1537.76			
Additional F.A.R within Ring I and I	I ( for amalgamated plot - )	0.00			
Allowable TDR Area (60% of Perm.	FAR )	0.00			
Allowable max. F.A.R Plot within 15	50 Mt radius of Metro station ( - )	0.00			
Total Perm. FAR area ( 2.25 )		1537.76			
Commercial FAR (55.18%)		256.82			
Existing Commercial FAR (%)		208.62			
Proposed FAR Area		465.44			
Achieved Net FAR Area ( 0.68 )		465.44			
Balance FAR Area (1.57)		1072.32			
BUILT UP AREA CHECK					
Proposed BuiltUp Area		487.36			
Existing BUA Area		208.62			

### Approval Date: 07/12/2019 11:47:45 AM

Achieved BuiltUp Area

Sr No.	Challan	Receipt	Amount (INR)	Payment Mode	Transaction	Payment Date	Domonic
SI NO.	Number	Number	Amount (INIX)	ayment wode	Number	Fayineiii Dale	Remark
4	BBMP/7164/CH/19-20	BBMP/7164/CH/19-20	1125	Online	8646773597	06/26/2019	
'	DDIVIP/1 104/CH/19-20	DDIVIP// 104/CH/19-20	1125	Online	0040773397	2:44:58 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			1125	-	

# Block USE/SUBUSE Details

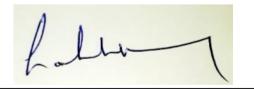
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A)	Commercial	Restaurant	Bldg upto 11.5 mt. Ht.	C3

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: V.T.DOMINIC & V.T.FRANCIS SITE NO 10, WOOD STREET, BANGALORE.



ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE LAKSHMIKANTHA S NO 58, 2ND CROSS, KATHRIGUPPA, BENGALURU BCC/BL-3.6/E-4424/2018-19



PROJECT TITLE: MODIFIED PLAN FOR ADDITIONS TO EXISTING GROUND FLOOR OF RESTURANT BUILDING AT SITE NO 10, WOOD STREET, BANGALORE.WARD NO 76. NEW WARD NO 111.PID NO 76-68-10.

DRAWING TITLE:

629596550-01-07-2019 09-56-18\$\_\$LP-137

SHEET NO: 1