

Floor	Total Built Up	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area	Tnmt (No.)
Name	Area (Sq.mt.)	StairCase	Parking	Resi. Commercial		Stair	(Sq.mt.)	
Terrace Floor	17.82	17.82	0.00	0.00	0.00	0.00	0.00	00
Second Floor	103.89	0.00	0.00	103.89	0.00	0.00	103.89	00
First Floor	103.89	0.00	0.00	103.89	0.00	0.00	103.89	01
Ground Floor	103.89	0.00	0.00	0.00	103.89	0.00	103.89	00
Stilt Floor	103.89	0.00	93.99	0.00	0.00	9.90	9.90	00
Total:	433.38	17.82	93.99	207.78	103.89	9.90	321.57	01
Total Number of Same Blocks :	1							
Total:	433.38	17.82	93.99	207.78	103.89	9.90	321.57	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
AA (BB)	D2	0.76	2.10	04
AA (BB)	D1	1.10	2.10	06
AA (BB)	ED	1.10	2.10	03
SCHEDULE	OF JOINERY	·. ·		
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
AA (BB)	V	1.00	2.00	05

AA (BB) w 1.80 2.50 25

UnitBUA Table for Block :AA (BB)

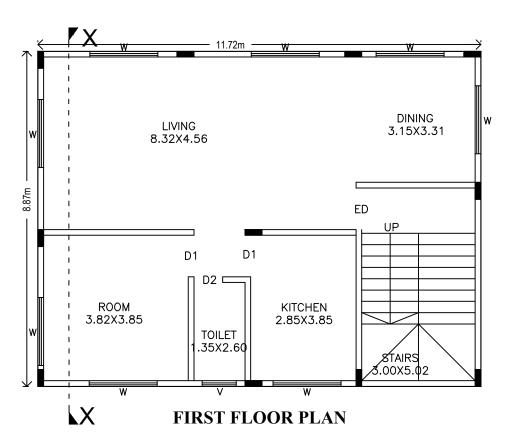
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	OFFICE	81.27	81.27	1	1
FIRST FLOOR PLAN	SPLIT A	FLAT	162.54	162.54	4	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	8	0
Total:	-	-	243.81	243.81	13	2

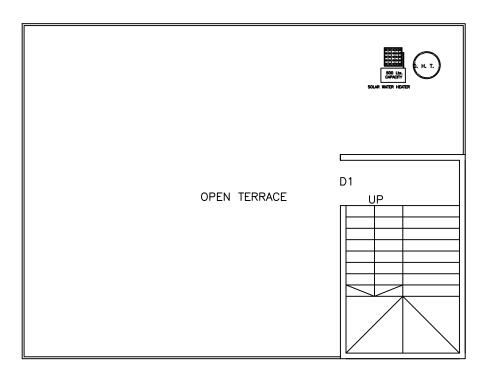
Block N	Block Name		Block Use	Block S	SubUse	Block Structure		Block Land Use Category	
AA (I	3B)	(Commercial	Professio	Professional Office		1.5 mt. Ht.	R	
Requir	ed Po	ark	ing(Table	e 7a)					
Block	-		0.111	Area	U	nits		Car	
Name	Туре		SubUse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
AA (BB)	Commer	cial	Professional Office	> 0	50	103.89	1	2	-
· · ·	Residen	tial	Hostel	> 0	10	-	1	1	-
	To	tal :		-	-	-	-	3	3
^{>} arkin	g Che	eck	(Table	7b)	•				
Vahiala	Tuno		Re	eqd.		Achieved			
Vehicle	Type		No.	Area (Sq.mt.)	No.		Area (Sq.mt.)	
Car			3	41	.25	3		41.25	

No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
3	41.25	3	41.25
3	41.25	3	41.25
-	13.75	0	0.00
-	-	-	52.74
	55.00		93.99
-	3	3 41.25 3 41.25 - 13.75 - -	3 41.25 3 3 41.25 3 - 13.75 0 - - -

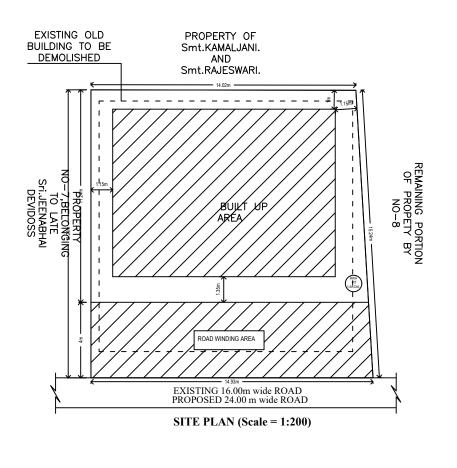
FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions Sq.mt.)		(Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Parking	Resi.	Commercial	Stair		
AA (BB)	1	433.38	17.82	93.99	207.78	103.89	9.90	321.57	01
Grand Total:	1	433.38	17.82	93.99	207.78	103.89	9.90	321.57	1.00





TERRACE FLOOR PLAN



Approval Condition :

This Plan Sanction is issued subject to the following conditions : 1. Sanction is accorded for the Commercial Building at 8/1, ULSOOR ROAD, BANGALORE

, Bangalore. a).Consist of 1Stilt + 1Ground + 2 only.

2.Sanction is accorded for Commercial use only. The use of the building shall not be deviated to other use. 3.93.99 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 m has to be paid to BWSSB and BESCOM if any.

5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & s for dumping garbage within the premises shall be provided. 6. The applicant shall INSURE all workmen involved in the construction work against any accide / 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 dra The debris shall be removed and transported to near by dumping yard. 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.

10.Permission shall be obtained from forest department for cutting trees before the commenced of the work. 11.License and approved plans shall be posted in a conspicuous place of the licensed premise

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 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 dutie 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 of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be 16. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from competent authority.

17. Drinking water supplied by BWSSB should not be used for the construction activity of the bu 18. The applicant shall ensure that the Rain Water Harvesting Structures are provided & mainta good repair for storage of water for non potable purposes or recharge of ground water at all tin 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 first instance, warn in the second instance and cancel the registration of the professional if the is repeated for the third time.

20. The Builder / Contractor / Professional responsible for supervision of work shall not shall no materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contraver of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy the BBMP.

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 :

.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. 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 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.

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date: 04/10/2019 lp number: _____BBMP/Ad.Com./EST/0532/19-20 terms and conditions laid down along with this building plan approval.

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST

BHRUHAT BENGALURU MAHANAGARA PALIKE



			00.122
	СС	DLOR INDEX	
	PI	LOT BOUNDARY	
	A	BUTTING ROAD	
	PI	ROPOSED WORK (COVERAGE AREA)	
	E	XISTING (To be retained)	
	E	XISTING (To be demolished)	
Γ		VERSION NO.: 1.0.10	
	AREA STATEMENT (BBMP)	VERSION DATE: 01/11/2018	
	PROJECT DETAIL:		
d to any	Authority: BBMP	Plot Use: Commercial	
-	Inward No:		
main	BBMP/Ad.Com./EST/0532/19-20	Plot SubUse: Small Shop	
main	Application Type: General	Land Use Zone: Residential (Main)	
& space	Proposal Type: Building Permission	Plot/Sub Plot No.: 8/1	
	Nature of Sanction: New	Khata No. (As per Khata Extract): 8/1	
ident	Location: Ring-I	Locality / Street of the property: ULSOOR ROAD, BANGALORE	
ľ	Building Line Specified as per Z.R: NA		
rains.	Zone: East		
' to	Ward: Ward-090		
ю Г	Planning District: 106-Richmond Town		
	AREA DETAILS:		SQ.MT.
Ī	AREA OF PLOT (Minimum)	(A)	220.41
cement	Deduction for NetPlot Area		
	Road Widening Area		59.24
ses. The	Total		59.24
-	NET AREA OF PLOT	(A-Deductions)	161.17
he	COVERAGE CHECK		
ed in	Permissible Coverage area (75.00)%)	120.88
	Proposed Coverage Area (64.46 %	•	103.89
ties and	Achieved Net coverage area (64.		103.89
	Balance coverage area left (10.54	,	16.99
r	FAR CHECK		10.55
he case	Permissible F.A.R. as per zoning i	regulation 2015 (1 75)	385.72
ll be obtained. m the	Additional F.A.R within Ring I and		0.00
	Allowable TDR Area (60% of Perr		0.00
building.	Premium FAR for Plot within Impa		
itained in	Total Perm. FAR area (1.75)		0.00
times	Residential FAR (64.61%)		385.72
-	Commercial FAR (32.31%)		207.78
he			103.89
in the	Proposed FAR Area		321.57
ne same	Achieved Net FAR Area (1.46)		321.57
not	Balance FAR Area (0.29)		64.15
IS -	BUILT UP AREA CHECK	1	
rention	Proposed BuiltUp Area		433.38
cy Orders of	Achieved BuiltUp Area		433.38

Approval Date : 10/04/2019 12:26:46 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/7190/CH/19-20	BBMP/7190/CH/19-20	8079	Online	8648517109	06/26/2019 8:05:29 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			8079	-	

OWNER /	GPA	HOLDER'S
SIGNATUR	E	

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: WORK PLACE SOLUTIONS PVT.LTD, Represented By Its Director/Authorized Signatory., Mr.SUSHANT SINGH. SITE NO-8/1, ULSOOR ROAD, BANGALORE

_ subject to

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

ARCHITECT/ENGINEER

/SUPERVISOR 'S SIGNATURE MALLU MADHUSUDHAN REDDY #2, LEVEL 2, SB COMPLEX, NEXT TO IYER SCHOOL, HMT vide MAIN ROAD, MATHIKERE. BCC/BL-3.6/E-4003/2014-15

PROJECT TITLE : THE PLAN OF MODIFIED COMMERCIAL AND RESIDENTIAL BUILDING AT SITE NO-8/1, ULSOOR ROAD, BANGALORE, WARD NO-90,PID NO-81-2-8/1.

885233978-27-08-2019 DRAWING TITLE : 11-19-47\$_\$WORK PLACE SOLUTIONS

SHEET NO :	1

	V	