

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- 1. Sanction is accorded for the Residential Building at 1691, HBR LAYOUT, Bangalore.
2. Sanction is accorded for Residential use only.
3. 138.56 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. 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 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) (a) 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. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
17. 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).
18. 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.
19. 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 s 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.
20. 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 :

COLOR INDEX

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

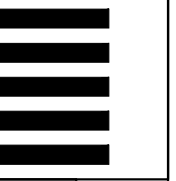


Table with columns: AREA STATEMENT (BBMP), VERSION NO.: 1.0.9, VERSION DATE: 01/11/2018, PROJECT DETAIL, Authority: BBMP, Plot Use: Residential, Inward No., BBMP/Ad.Com./EST/0077/19-20, Plot SubUse: Plotted Resi development, Application Type: Suvarna Parvangi, Land Use Zone: Residential (Main), Proposed Type: Building Permission, Plot/Sub Plot No.: 1691, Nature of Sanction: New, Khata No. (As per Khata Extract): 472/2232/1691, Location: Ring-II, Locality / Street of the property: HBR LAYOUT, Building Line Specified as per Z.R. NA, Zone: East, Ward: Ward-024, Planning District: 218-C.V. Raman Nagar, AREA DETAILS, AREA OF PLOT (Minimum) (A) 222.83, NET AREA OF PLOT (A-Deductions) 222.83, COVERAGE CHECK, Permissible Coverage area (75.00 %) 167.12, Proposed Coverage Area (66.81 %) 148.88, Achieved Net coverage area (66.81 %) 148.88, Balance coverage area left (8.19 %) 18.24, FAR CHECK, Permissible F.A.R. as per zoning regulation 2015 (1.75) 389.95, Additional F.A.R within Ring I and II (for amalgamated plot -) 0.00, Allowable TDR Area (60% of Perm.FAR) 0.00, Allowable max. F.A.R Plot within 150 Mt radius of Metro station (-) 0.00, Total Perm. FAR area (1.75) 389.95, Residential FAR (94.32%) 147.44, Proposed FAR Area 156.32, Achieved Net FAR Area (0.70) 156.32, Balance FAR Area (1.05) 233.63, BUILT UP AREA CHECK, Proposed BuiltUp Area 312.97, Achieved BuiltUp Area 312.97

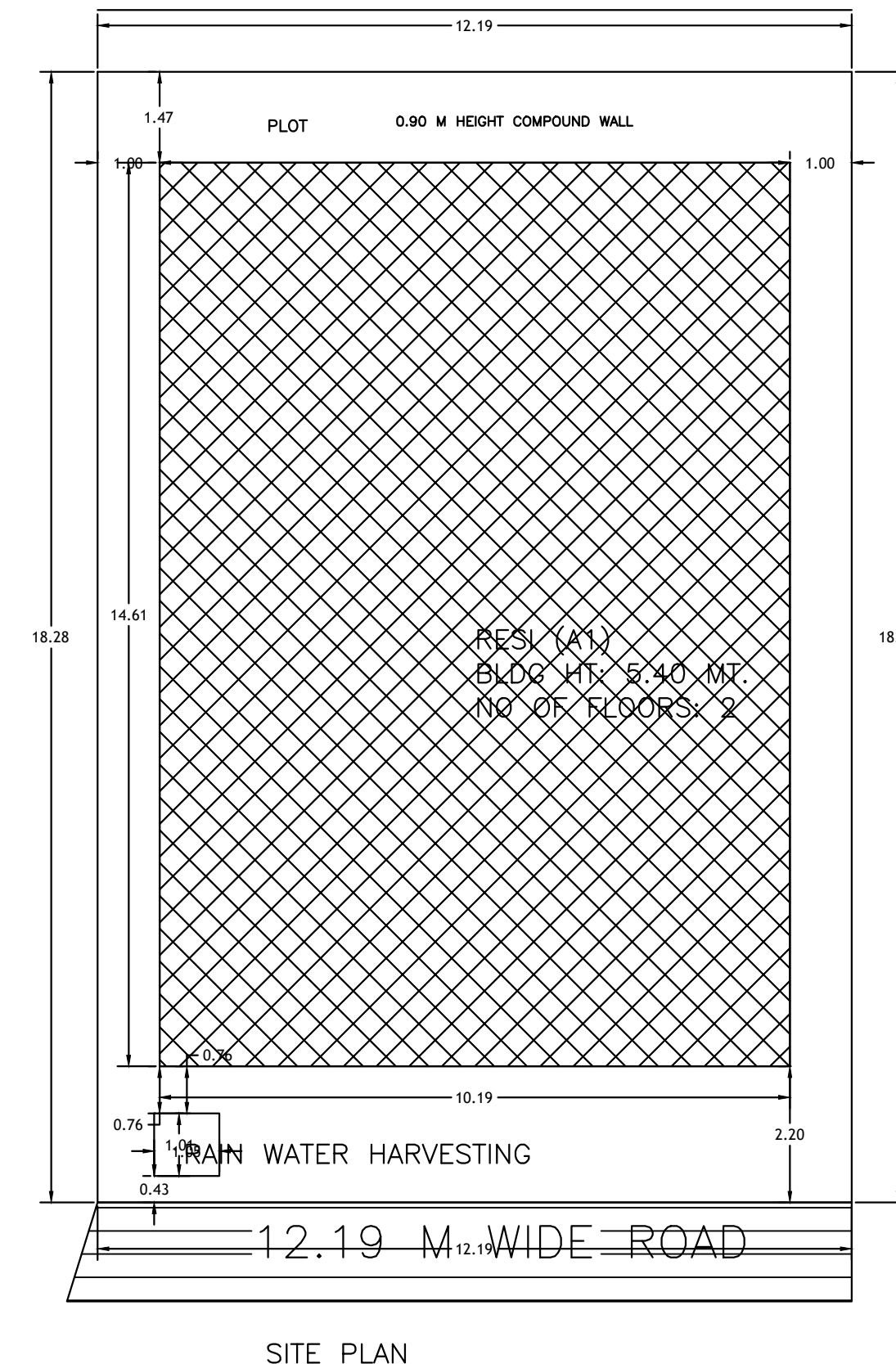
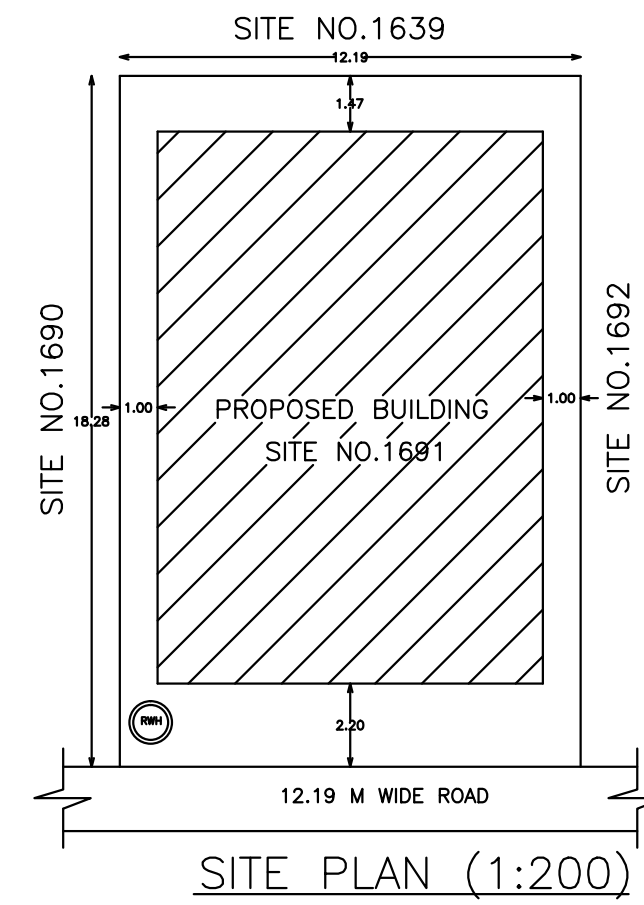
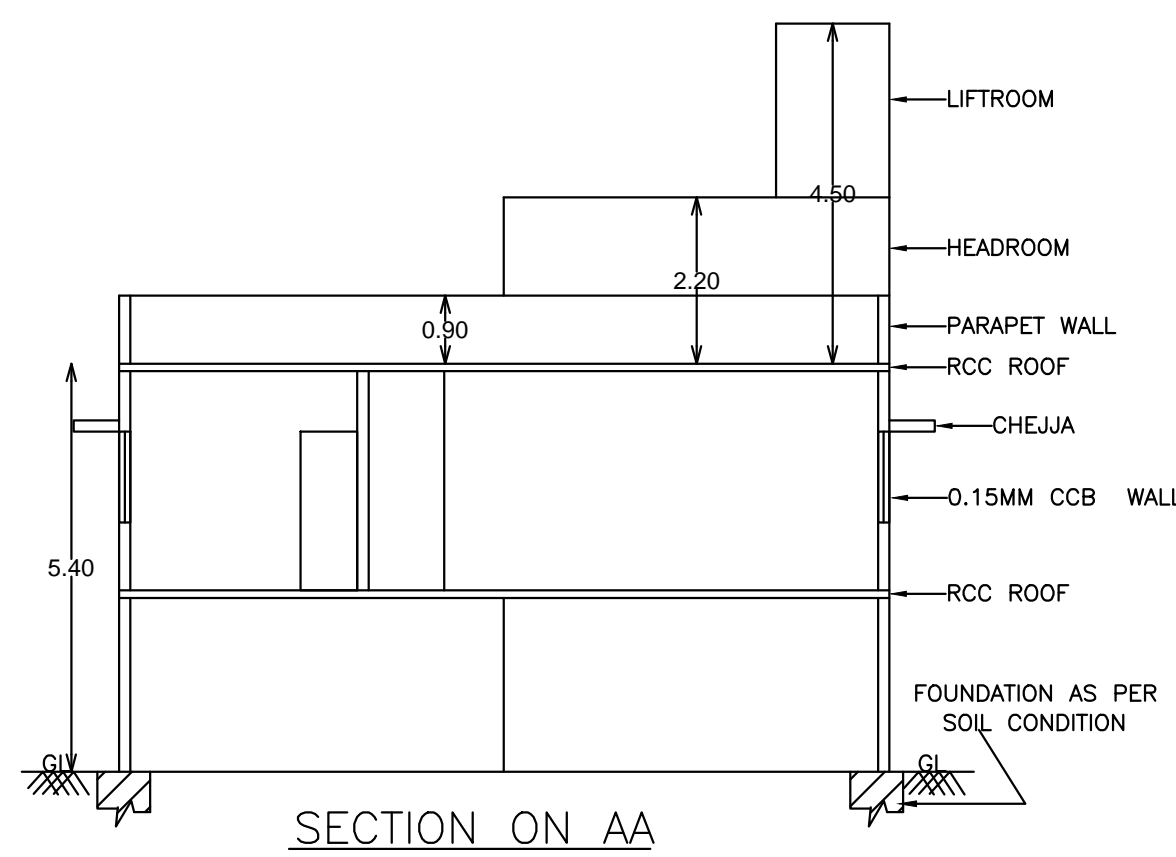
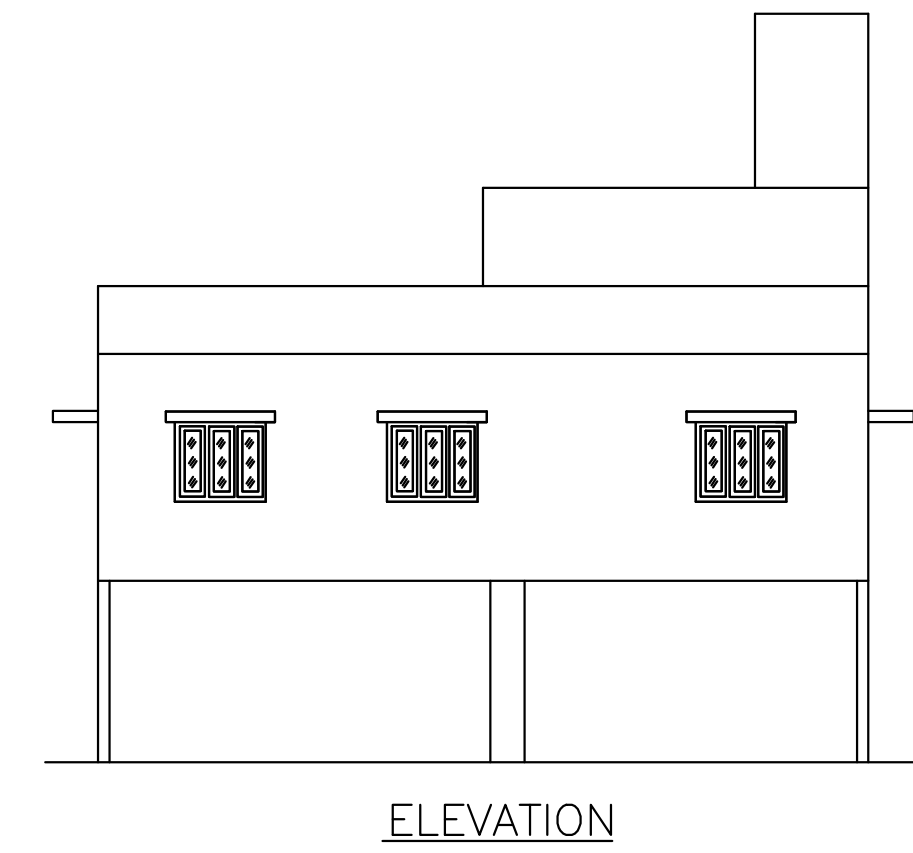
Approval Date : 05/24/2019 1:37:57 PM

Payment Details

Table with columns: Sr No, Challan Number, Receipt Number, Amount (INR), Payment Mode, Transaction Number, Payment Date, Remark. Row 1: BBMP/D434/CH/19-20, BBMP/D434/CH/19-20, 450, Online, 8289147833, 04/10/2019 1:03:54 PM, -

COLOR INDEX

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



The plans are prepared in accordance with the acceptance for approval by the Assistant Director of town planning (EAST) on date: 24/05/2019 vide Ip number: BBMP/Ad.Com./EST/0077/19-20 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

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : NAGABHUSHAN N HENNUR BANASAWADI BANGALORE

Signature of owner

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE H.V.Somasekhar #50/1, 2nd cross, 2nd main, RHB Colony, Mahadevapura. #50/1, 2nd cross, 2nd main, RHB Colony, Mahadevapura. BCC/BL-3.2.3/E-2059/2000-01

PROJECT TITLE : RESIDENTIAL BUILDING

DRAWING TITLE : 144248412-10-04-2019 12-54-08\$_NAGABHUSHANAM NEW

SHEET NO : 1

Block :RESI (A1)

Table with columns: 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.). Rows: Terrace Floor, Ground Floor, Stilt Floor, Total.

Required Parking(Table 7a)

Table with columns: Block Name, Type, SubUse, Area (Sq.mt.), Units, Car Reqd., Prop. Reqd., Prop. Rows: RESI (A1) Residential, Plotted Resi development, 50 - 225, 1, -, 1, 1, -

Parking Check (Table 7b)

Table with columns: Vehicle Type, No., Area (Sq.mt.), Achieved No., Area (Sq.mt.). Rows: Car, Total Car, TwoWheeler, Other Parking, Total.

Block USE/SUBUSE Details

Table with columns: Block Name, Block Use, Block SubUse, Block Structure, Block Land Use Category. Row: RESI (A1) Residential, Plotted Resi development, Bldg upto 11.5 mt. Ht., R

UnitBUA Table for Block :RESI (A1)

Table with columns: FLOOR, Name, UnitBUA Type, UnitBUA Area, Carpet Area, No. of Rooms, No. of Tenement. Rows: GROUND FLOOR PLAN, STILT FLOOR PLAN, Total.

FAR & Tenement Details

Table with columns: 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.). Rows: RESI (A1), Grand Total.