

Approval Condition:

This Plan Sanction is issued subject to the following conditions:

- Sanction is accorded for the Residential Building at 168/169, 5TH MAIN ROAD, DEFENCE COLONY, INDIRA NAGAR, WARD NO-80, BANGALORE.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 3.6641 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 BISSSS and BECOM if any.
- Necessary ducts for running high/low cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall INSURE all workers involved in the construction work against any accident /unavoidable incidents arising during the time of construction.
- The applicant shall not stock any building materials (bricks or footpath or on roads or on drains. The bricks 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's 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.
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) under sub-section IV-8 (a) to (d).
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 BISSSS 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 / Engineer / 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.
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 approval of the authority. They shall explain to the owner about the risk involved in construction of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standards Orders and Policy Orders of the BSSB.
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 (Hoosadaghoosika) Letter No. LD/95.ET/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.
- 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 at work place.
- The Applicant / Builder / Owner / Contractor shall also file the charges of 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:

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camp / construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NOC from the Labour Department before commencing the construction work is a must.
- BSSBP shall not be responsible for any dispute that may arise in respect of property in question.
- In case if the documents submitted in respect of property in question is found to be forged or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

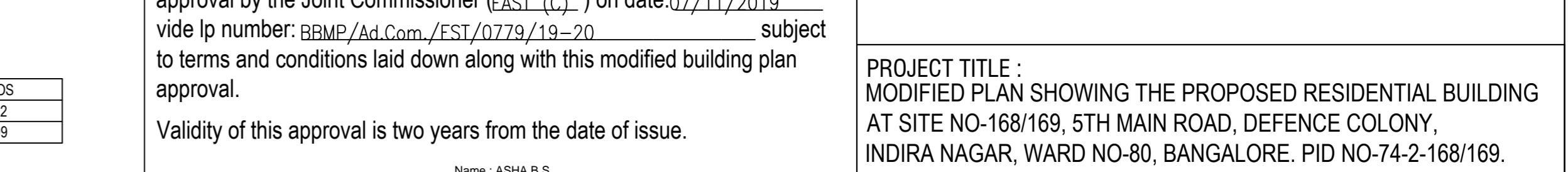
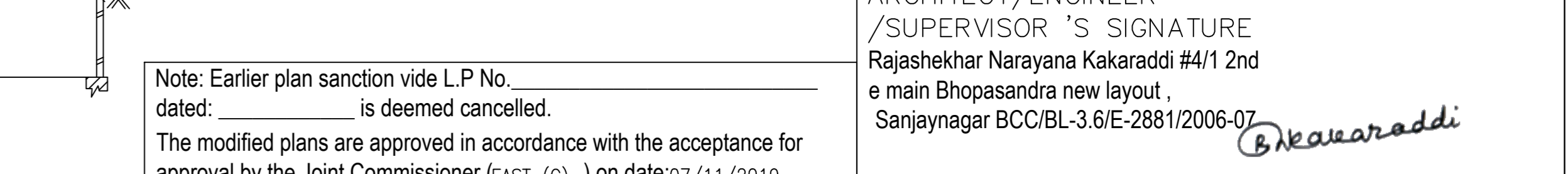
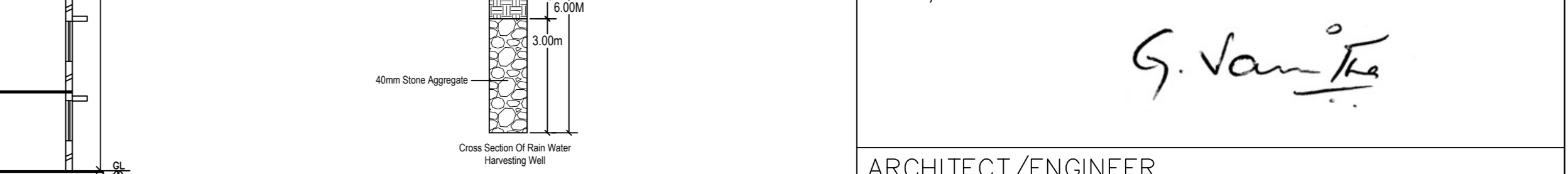
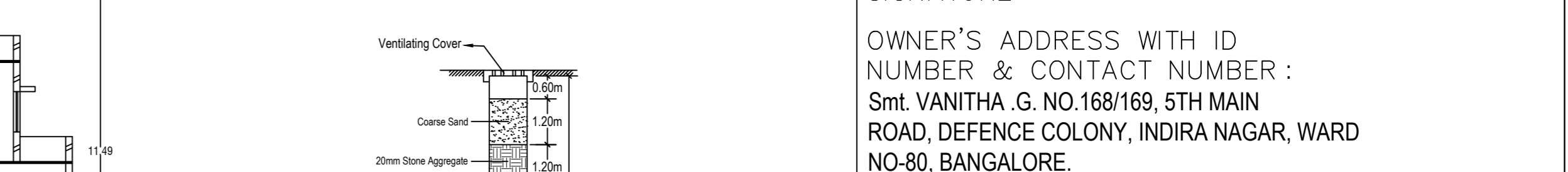
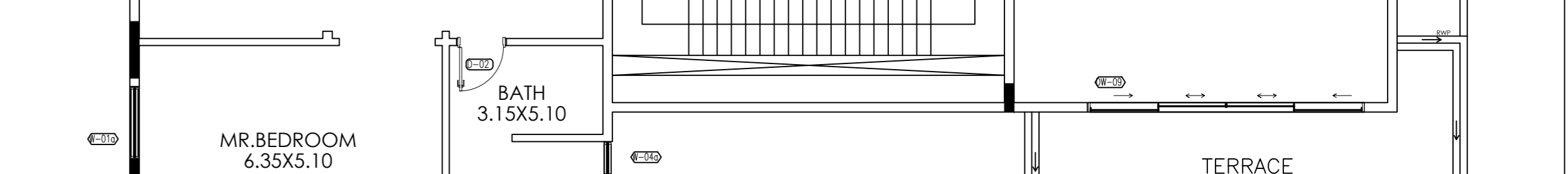
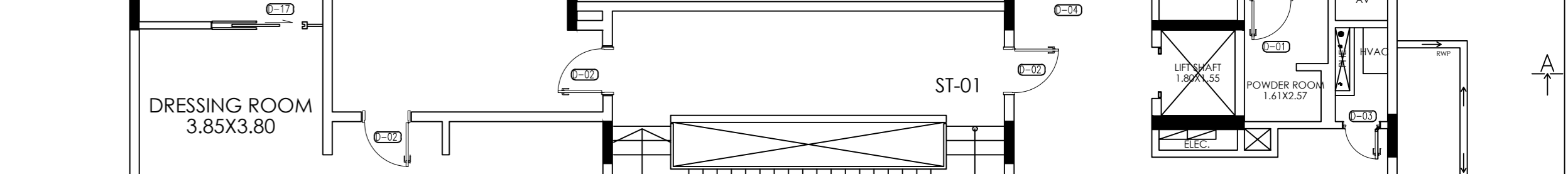
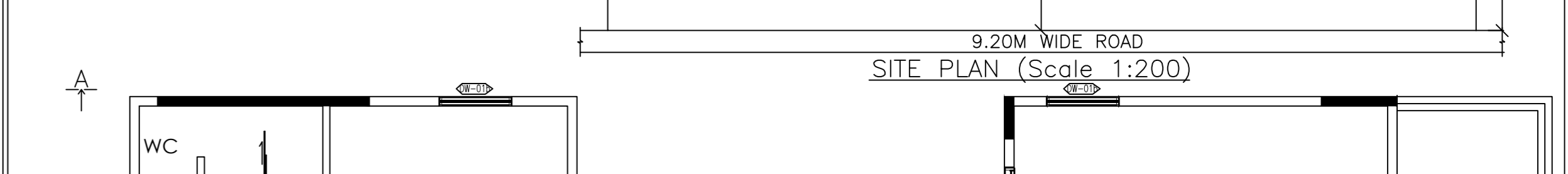
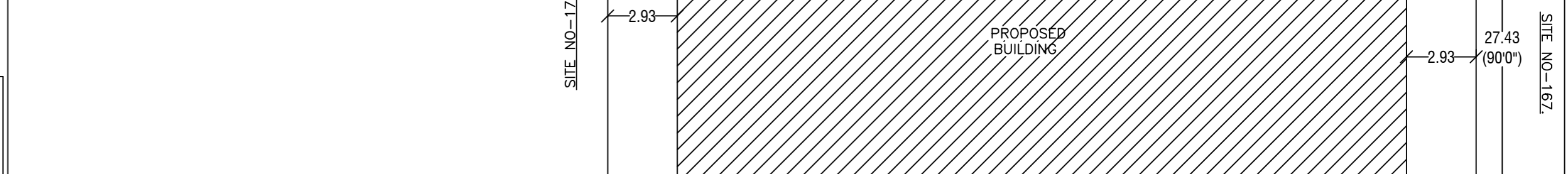
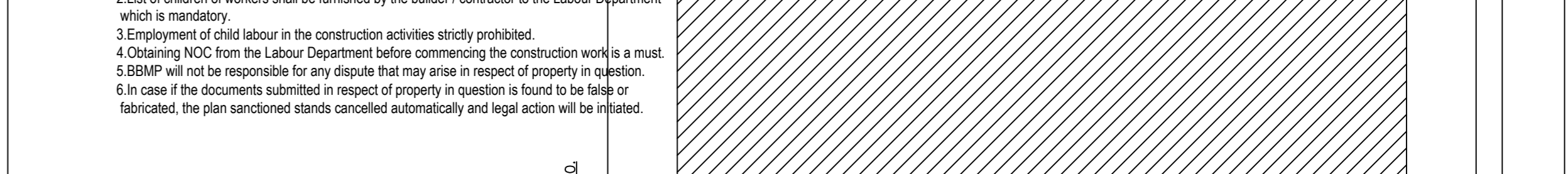
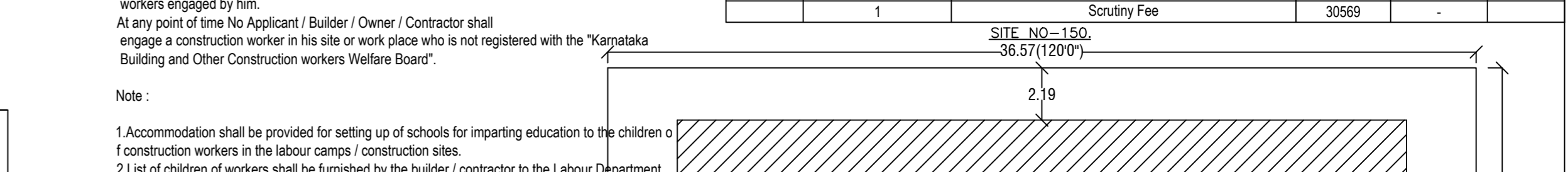
Approval Date : 11/07/2019 3:30 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BMP/168/169/CH/19-20	BMP/168/169/CH/19-20	3069	Online	986207253	09/11/2019	3:59:58 PM
	No.	Head	Amount (INR)	Remark			
	1	Soucity Fee	3069				

COLOR INDEX

AREA STATEMENT (BMP)	VERSION NO. 1.0.11	VERSION DATE: 01/11/2018
PROJECT DETAIL:	Authority: B&M	Plot Use: Residential
	Inward No: B&M/168/169/CH/19-20	Plot Sub-Use: Bungalow
	Application Type: General	Land Use Zone: Residential (M)
	Proposed Type: Building Permission	Plot Sub-Use: Bungalow
	Kind No: (As per Kind No): 168/169	Kind No: (As per Kind No): 168/169
	Location: Ring#1	Locality / Street of the property: 5TH MAIN ROAD, DEFENCE COLONY, INDIRA NAGAR, WARD NO-80, BANGALORE
	Building Line Specified as per Z.R. NA	
	Zone: East (C)	
	Zone: West (D)	
	Planning District: 206-Indragiri	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	503.12
NET AREA OF PLOT	(A)	1003.12
COVERABLE CHECK:	(A-Deductions)	
	Permissible Coverage area (60.00 %)	601.87
	Proposed Coverage area (59.85 %)	600.39
	Achieved Net coverage area (59.85 %)	600.39
	Balance coverage area left (0.15 %)	1.48
FAR CHECK:		
	Permissible F.A.R. as per zoning regulation 2015 (1.75)	1755.45
	Additional F.A.R. within Ring land (I) for amalgamated plot (-)	0.00
	Allowable TOR Area (50% of Perm FAR)	0.00
	Planned FAR for Plot within Impact Zone (-)	1755.45
	Total Perm. FAR area (1.75)	1755.45
	Residential FAR (80.17%)	1400.93
	Proposed FAR Area	1747.42
	Achieved Net FAR Area (1.74)	1747.42
	Balance FAR Area (0.01)	8.03
BUILT UP AREA CHECK:		
	Proposed Built Up Area	2820.33
	Substructure Area Add in BUA (Layout Liv)	0.33
	Achieved Built Up Area	2820.36



Block -A (RES)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tmt (No.)
		StairCase	Lift	Lift Machine	Void	Parking			
Terrace Floor	68.93	66.14	0.00	2.79	0.00	0.00	0.00	0.00	00
Second Floor	425.79	0.00	2.79	0.00	14.95	0.00	408.05	408.05	00
First Floor	474.55	0.00	2.79	0.00	1.83	0.00	470.33	470.33	00
Ground Floor	528.88	0.00	2.79	0.00	3.55	0.00	522.54	522.54	01
Sub Floor	600.38	0.00	2.79	0.00	0.00	474.79	0.00	122.80	00
Basement Floor	721.10	0.00	2.79	0.00	0.00	494.62	0.00	223.68	00
Total	2820.03	66.14	13.95	2.79	20.33	969.41	1400.92	1747.40	01
Number of Same Blocks	1								
Total	2820.03	66.14	13.95	2.79	20.33	969.41	1400.92	1747.40	01

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units	Car	Prop.
A (RES)	Residential	Bungalow	1275.00	1	1	9
Total:			1420	-	-	9

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.mt.)	Achieved	Area (Sq.mt.)
Car	9	123.75	9	123.75
Total Car	9	123.75	9	123.75
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	845.66
Total		137.50		969.41

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.)	Tmt (No.)
			StairCase	Lift	Lift Machine	Void	Parking			
A (RES)	1	2820.03	66.14	13.95	2.79	20.33	969.41	1400.92	1747.40	01
Grand Total:	1	2820.03	66.14	13.95	2.79	20.33	969.41	1400.92	1747.40	1.00

UnitBUA Table for Block -A (RES)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 2	FLAT	1400.93	1276.30	6	1
FIRST FLOOR PLAN	SPLIT 2	FLAT	0.00	0.00	9	0
SECOND FLOOR PLAN	SPLIT 2	FLAT	0.00	0.00	8	0
Total:			1400.93	1276.30	23	1

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	D2	0.76	2.10	12
A (RES)	D1	0.99	2.10	09

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	W3	0.90	1.20	33
A (RES)	W	1.80	1.20	73
A (RES)	KW	2.50	1.20	01
A (RES)	KW	3.10	1.20	01
A (RES)	KW	6.22	1.20	01

Note: Earlier plan sanction vide L.P. No. dated: is deemed cancelled.

The modified plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST. (C.)) on date: 07/11/2019 vide Ip number: B&M/168/169/CH/19-20 subject to terms and conditions laid down along with this modified building plan approval.

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

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
Smt. VANITHA. G. NO.168/169, 5TH MAIN ROAD, DEFENCE COLONY, INDIRA NAGAR, WARD NO-80, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE  
Rajashekhar Narayana Kakaraddi #4/1 2nd e main Bhopasandra new layout, Sanjaynagar BCCBL-3/6/E-2881/2006-07

PROJECT TITLE :  
MODIFIED PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO-168/169, 5TH MAIN ROAD, DEFENCE COLONY, INDIRA NAGAR, WARD NO-80, BANGALORE. PID NO-74-2/168/169.

DRAWING TITLE :  
1755136463-14-10-2019  
09-17-49\_ SScheme  
DRG(13-9-2019)-(1)

SHEET NO : 1

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST. (C.))  
BHURHAT BENGALURU MAHANAGARA PALIKE