

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- Sanction is accorded for the Commercial Building at 363, MATADAHALLI FURTHER EXTENSION HIGHER DIVISION, BANGALORE, Bangalore.
- Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.
- 214.75 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, outside 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 placed 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 (By-law No. 3.6) under sub-section IV-8 (e) 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 "OCCUPANCY 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 By-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 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 (Hosdaga/Hoodke) Letter No. LD/95LET/2013, dated: 01-04-2013.

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

AREA STATEMENT (BBMP)	VERSION NO. 1.0.11
PROJECT DETAIL:	VERSION DATE: 01/11/2018
Authority: BBMP	Plot Use: Commercial
BBMP/Adm/EST/DBA/19-20	Plot Sub-Use: Business Office
Application Type: General	Land Use Zone: Residential (M)
Proposed Building Permission	Plot/Sub Plot No.: 363
Nature of Sanction: New	Khata No. (As per Khata Extract): 363
Location: Ring I	PID No. (As per Khata Extract): 88-170-363
Building Line Specified as per Z.R. NA	Locality / Street of the property: MATADAHALLI FURTHER EXTENSION HIGHER DIVISION, BANGALORE.
Zone: East	
Ward: West-04	
Planning District: 203-Maleswaram	

AREA DETAILS	SG.MT.
AREA OF PLOT (Minimum)	429.55
NET AREA OF PLOT	429.55
COVERAGE CHECK	(A) Deductions
Permissible Coverage area (65.00 %)	279.21
Proposed Coverage area (56.06 %)	240.79
Achieved Net coverage area (56.06 %)	240.79
Balance coverage area left (8.94 %)	38.42

FAR CHECK	Permissible FAR
Permissible F.A.R. as per zoning regulation 2015 (2.28)	968.49
Additional F.A.R. within Ring land I (for amalgamated plot -)	0.00
Allowable FAR Area (95% of Perm FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	968.49
Total Perm. FAR area (2.25)	511.01
Residential FAR (07.17%)	893.79
Commercial FAR (41.17%)	332.88
Achieved Net FAR Area (2.08)	893.79
Balance FAR Area (0.17)	72.70

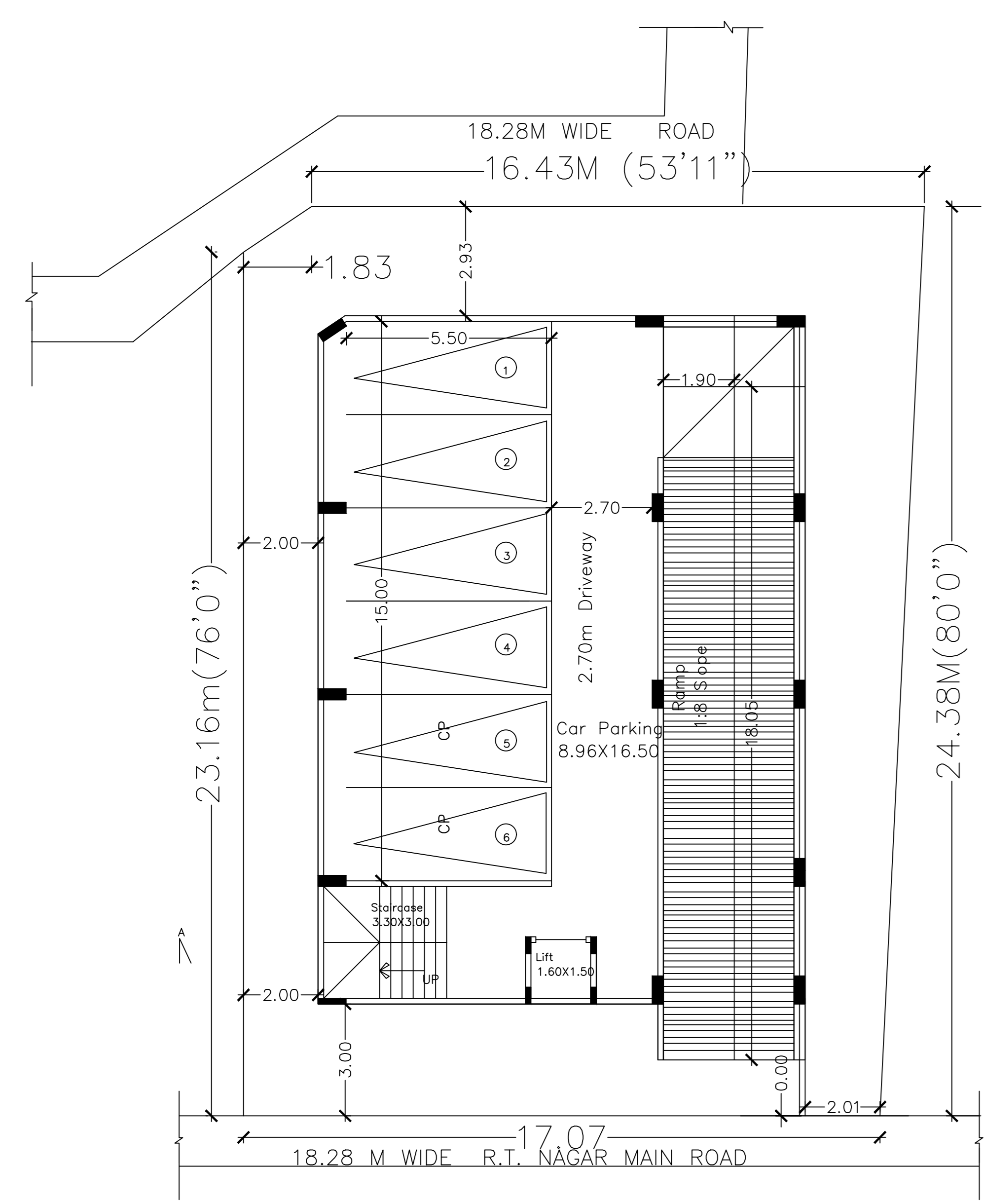
BUILT UP AREA CHECK	Proposed Built Up Area	Substructure Area Add in BUA (Layout Lvl)	Achieved Built Up Area
	1296.64	15.00	1311.64

Approval Date : 11/25/2019 12:55:33 PM

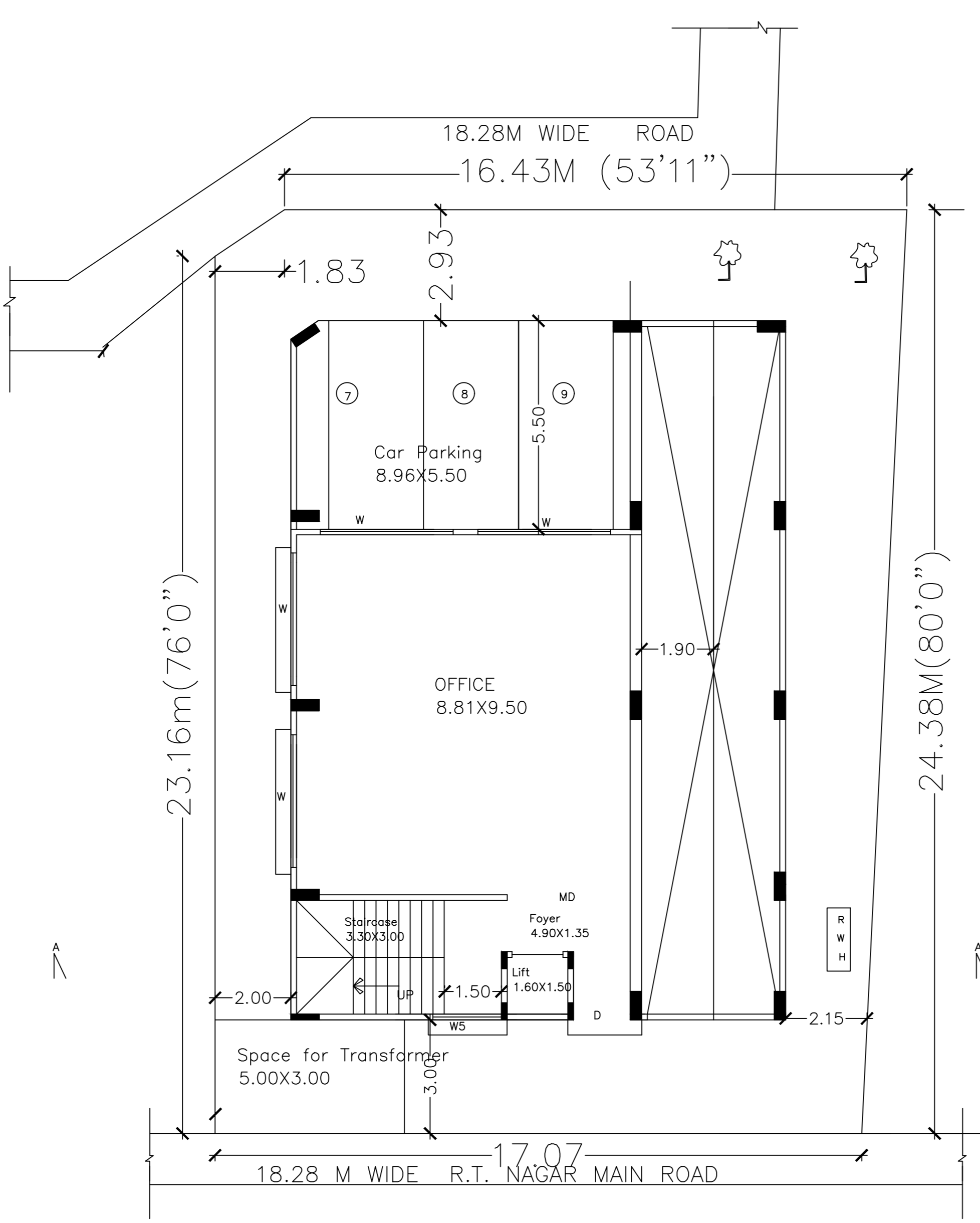
Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/23435/CH/19-20	BBMP/23435/CH/19-20	26786.9	Online	9233666627	10/16/2019	9:20:02 PM
	No.	Head	Amount (INR)	Remark			
1		Sundry Fee	26786.9				

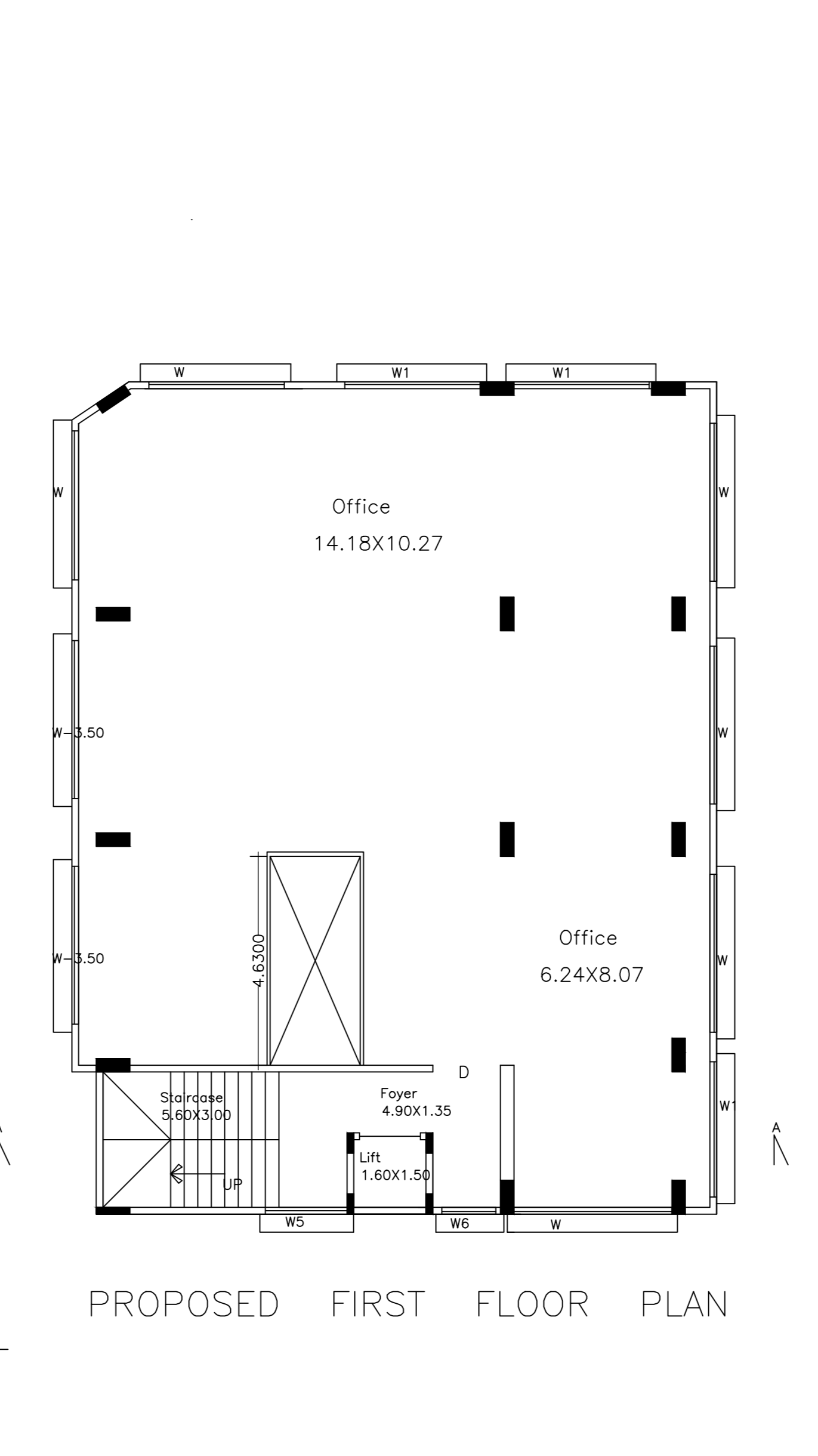
- Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
 - The Applicant / Builder / Owner / Contractor should submit the Registration 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 or work place.
 - 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 :
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / 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.
 - BBMP will 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 false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.



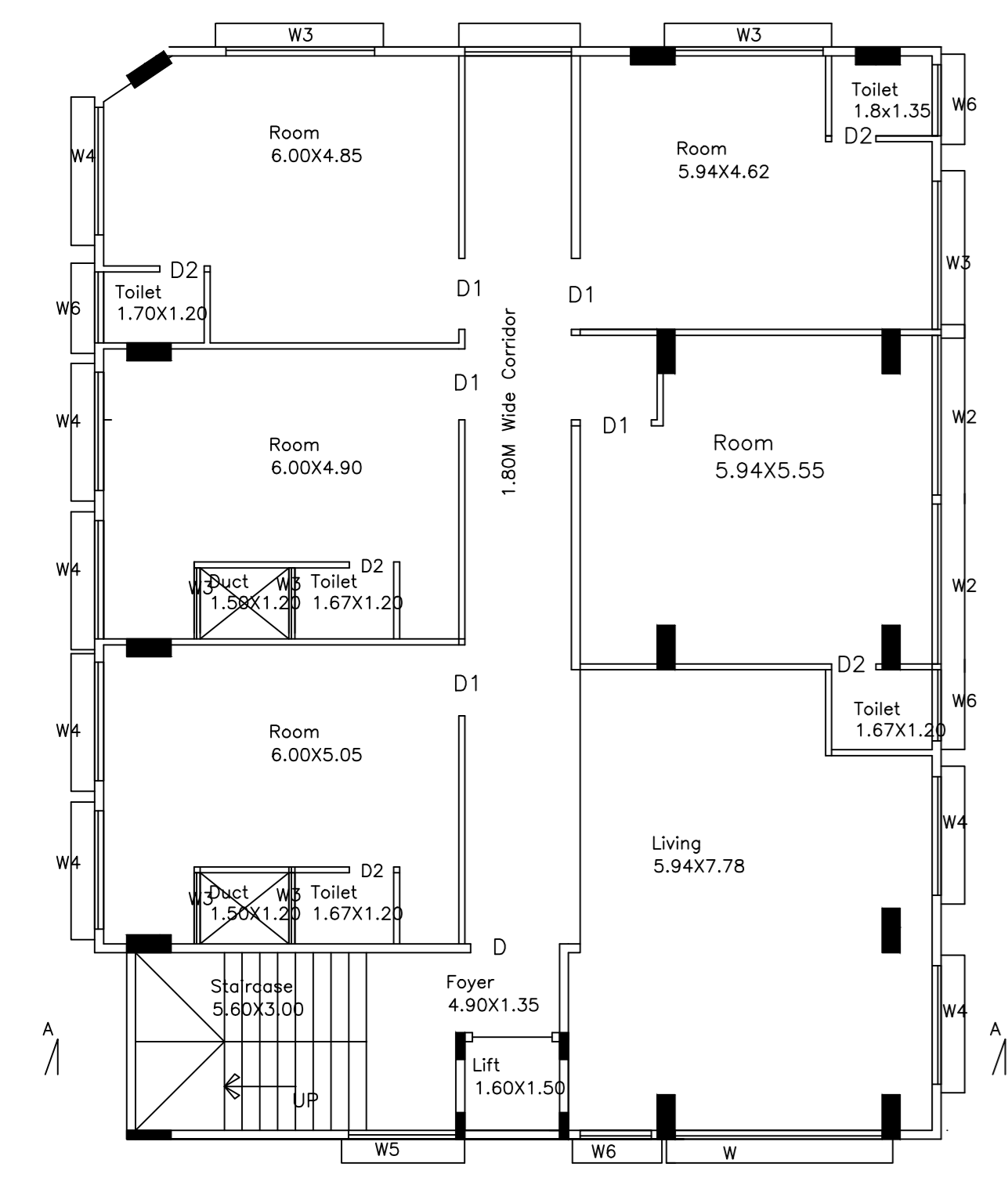
PROPOSED BASEMENT FLOOR PLAN



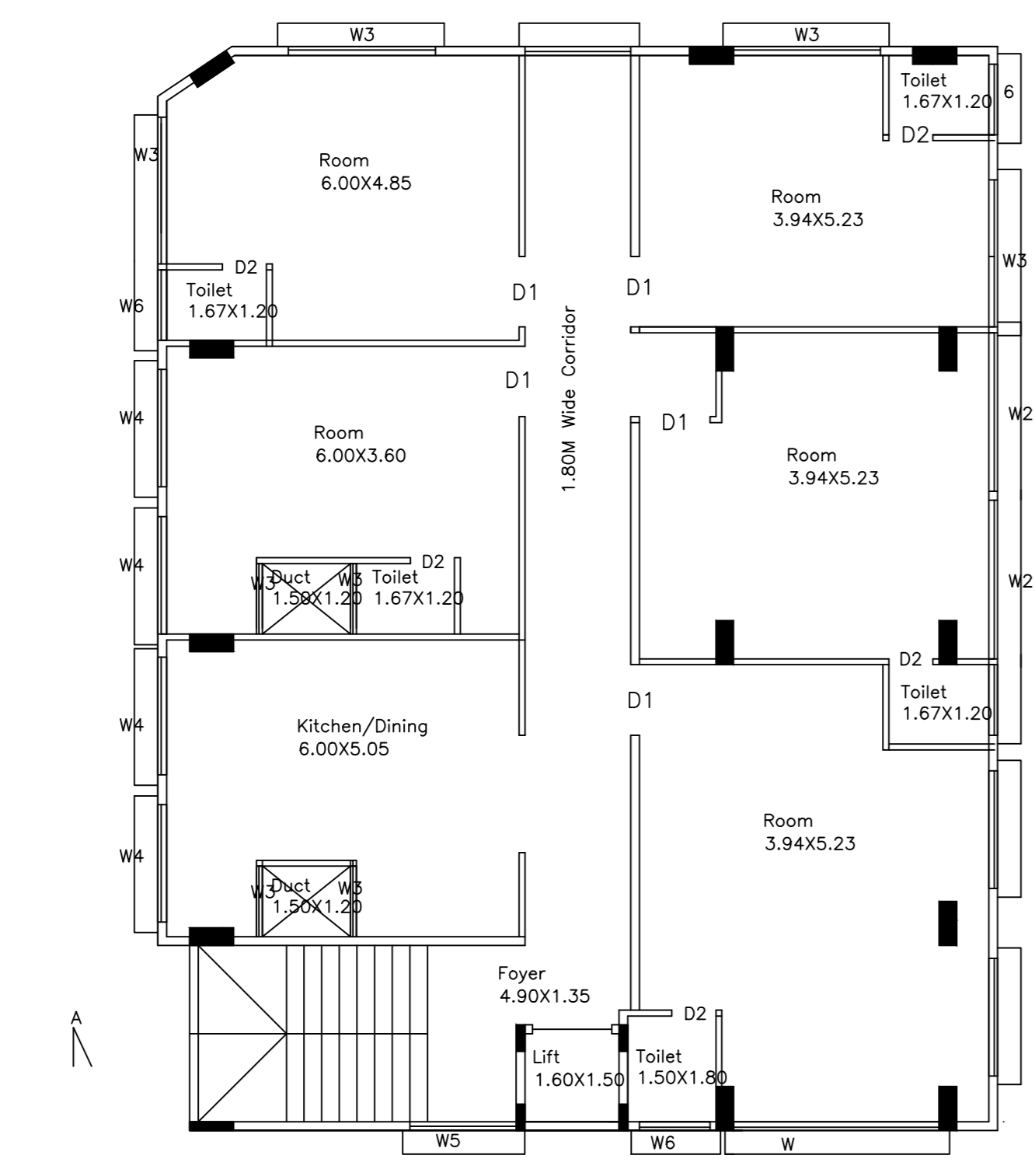
PROPOSED GROUND FLOOR PLAN



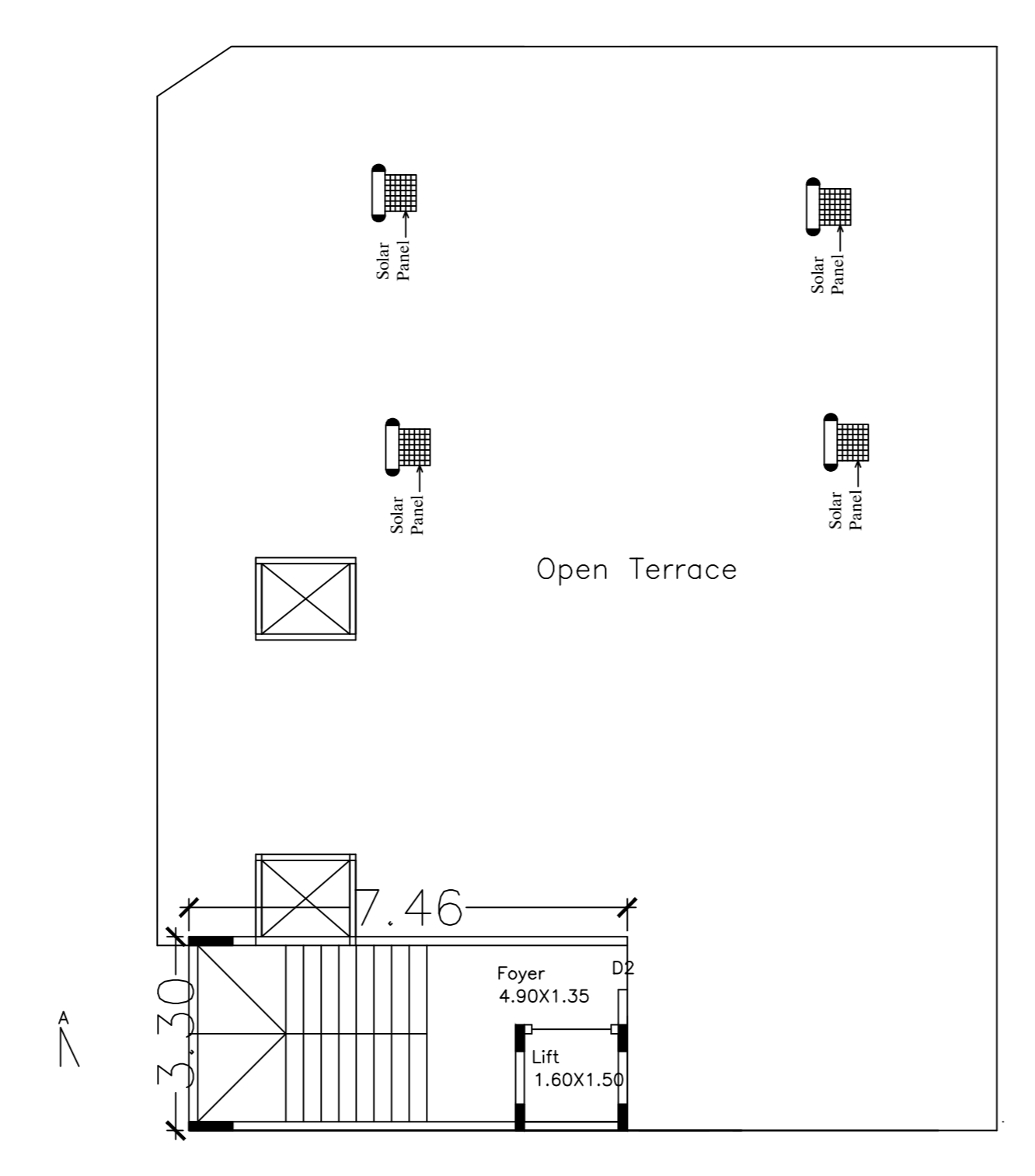
PROPOSED FIRST FLOOR PLAN



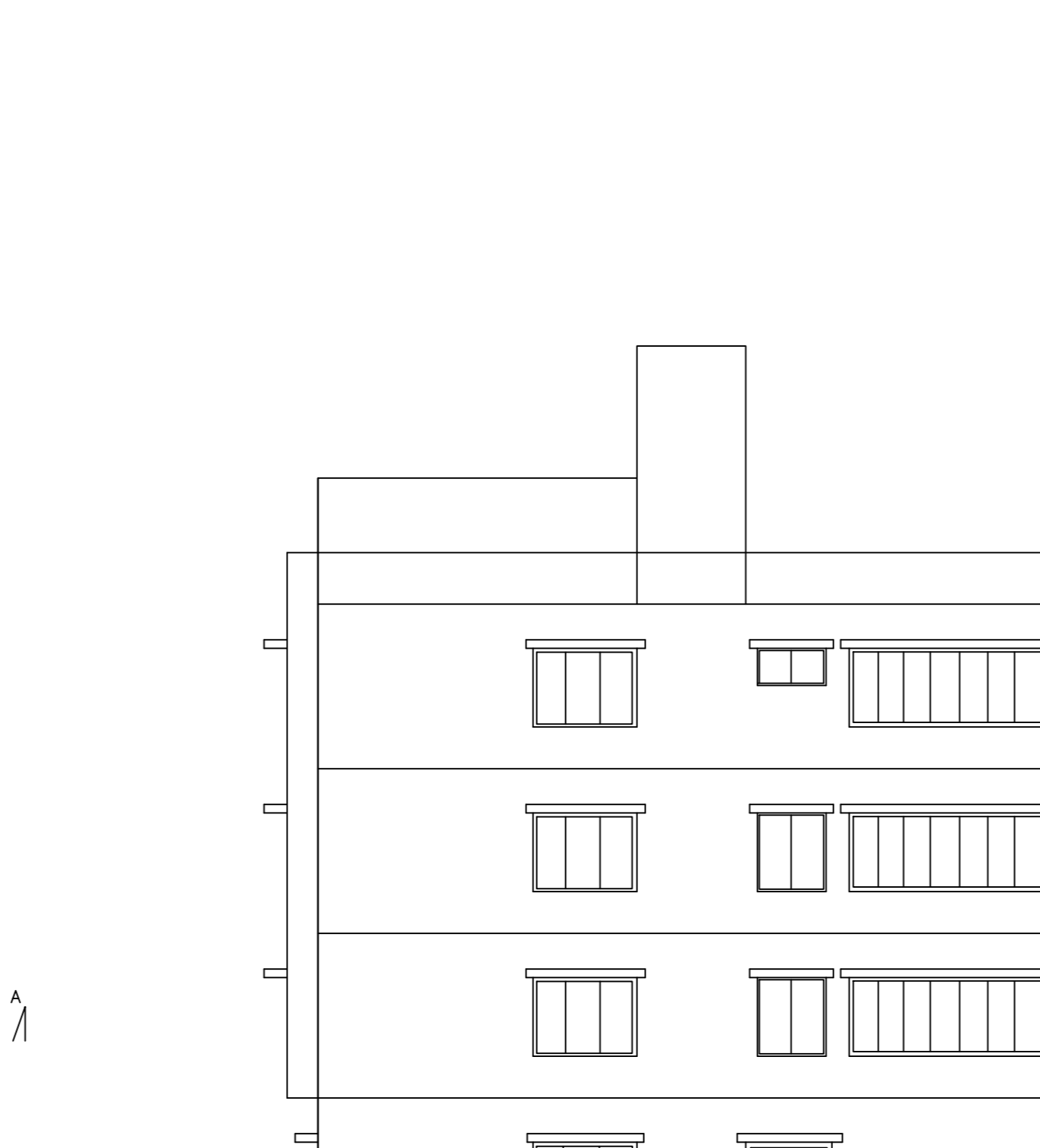
PROPOSED SECOND FLOOR PLAN



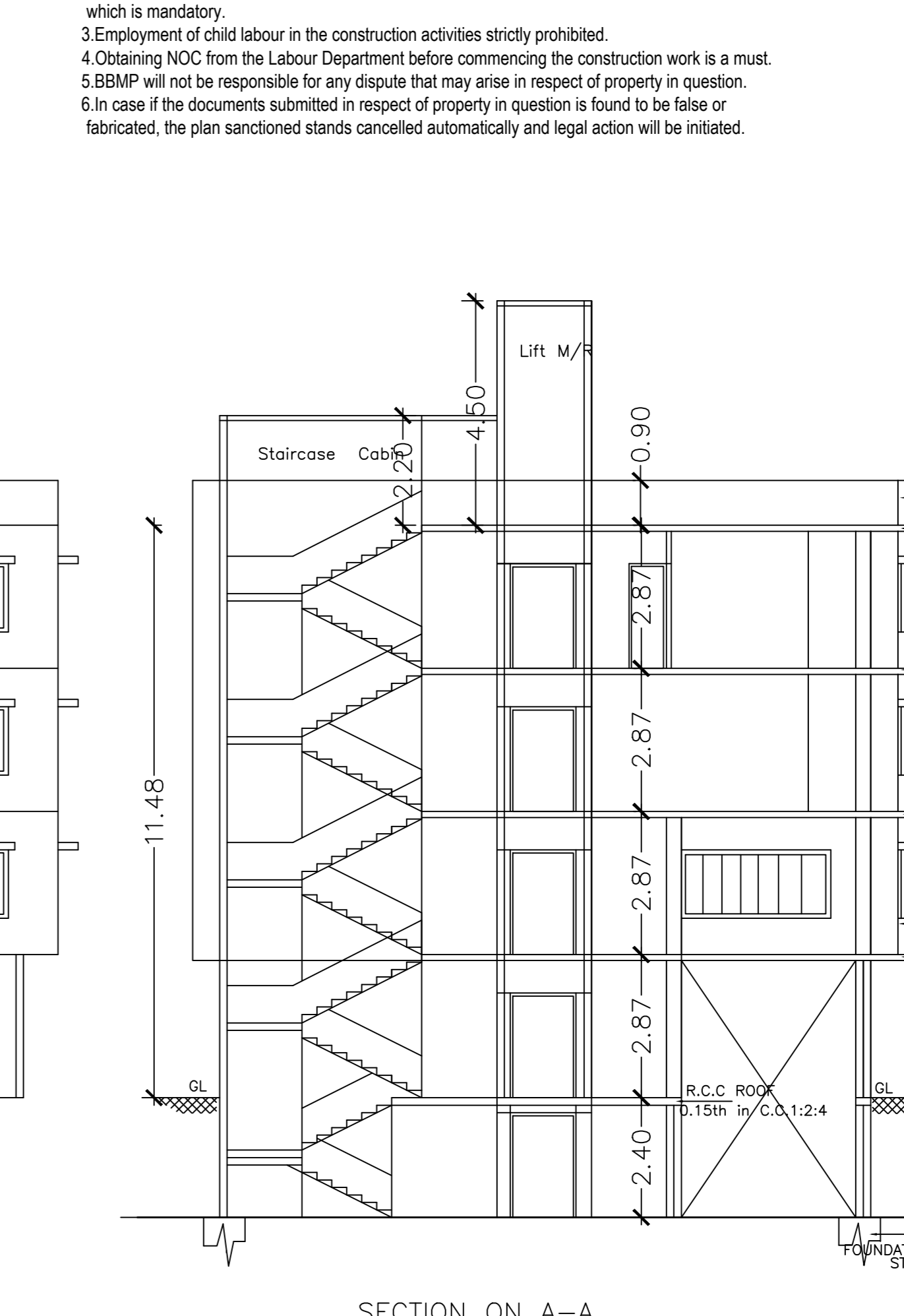
PROPOSED THIRD FLOOR PLAN



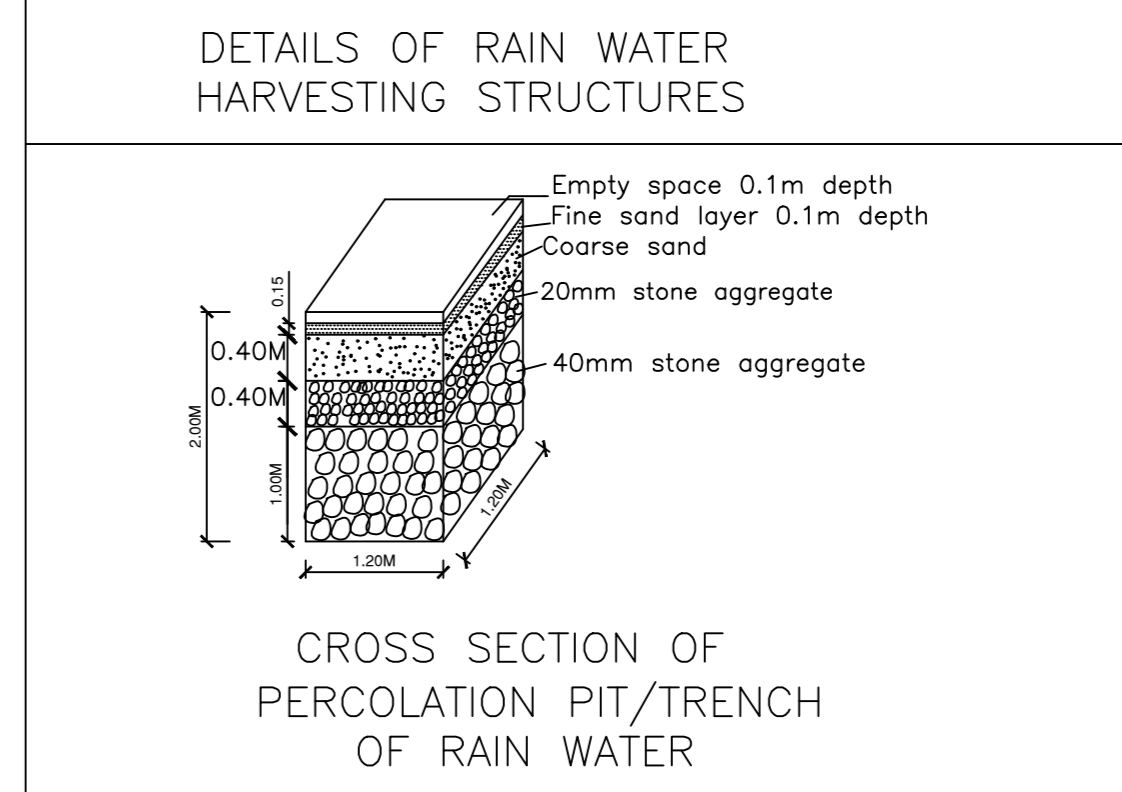
PROPOSED TERRACE FLOOR PLAN



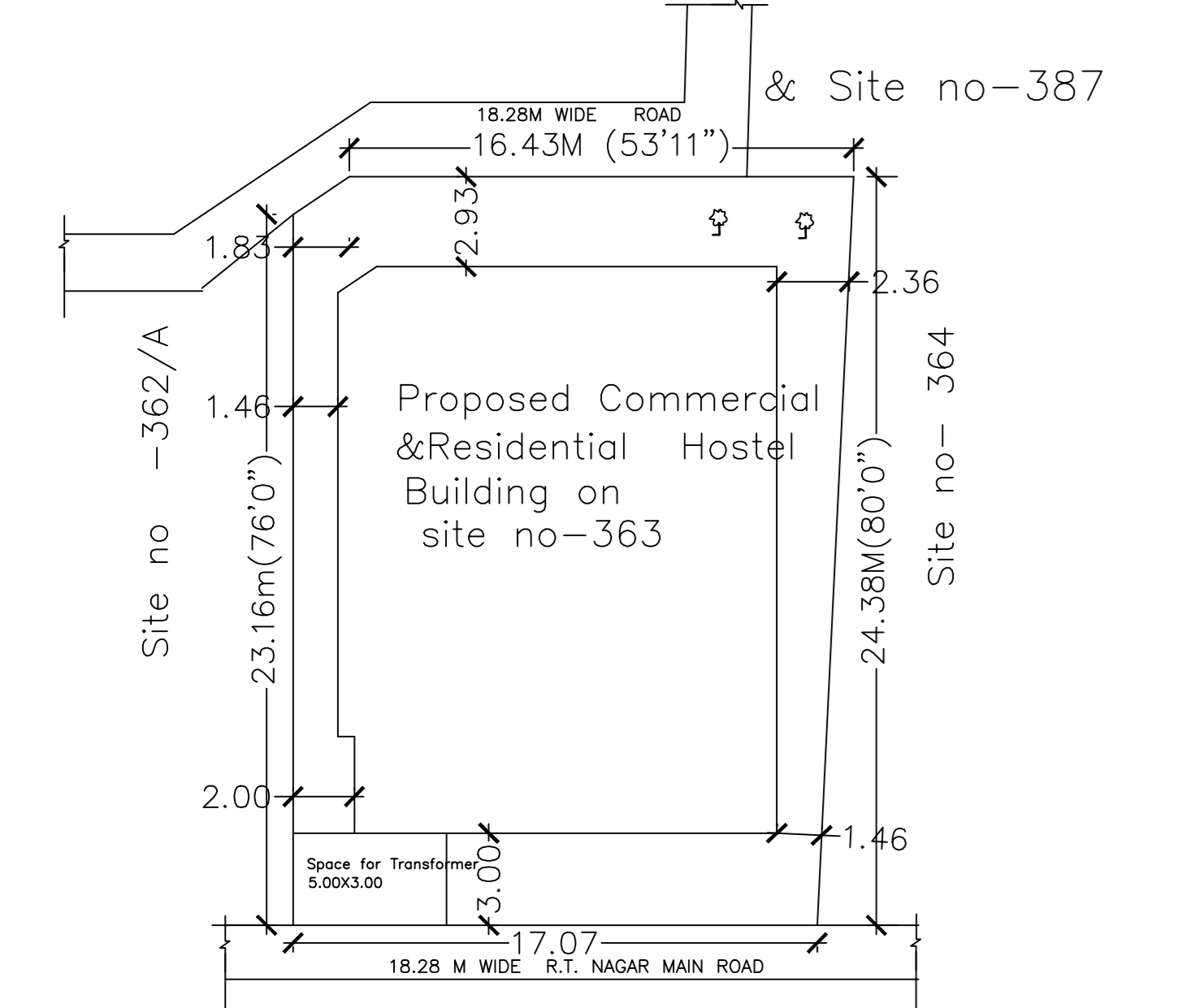
ELEVATION



SECTION ON A-A



CROSS SECTION OF PERCOLATION PIT/TRENCH OF RAIN WATER



SITE PLAN SCALE 1:200

Block : VARAMAHALAKSHMI (BUILDING)

Floor Name	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)										Proposed FAR Area (Sq.mt)	Add Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	Trmt (No.)	
		StairCase	Lift	Lift Machine	Duct	Void	Ramp	Parking	Resi.	Commercial	Stair					
Terrace Floor	24.62	21.20	0.00	3.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Third Floor	361.50	0.00	2.40	0.00	3.60	0.00	0.00	0.00	255.50	0.00	0.00	255.50	0.00	0.00	255.50	01
Second Floor	361.50	0.00	2.40	0.00	3.60	0.00	0.00	0.00	255.50	0.00	0.00	255.50	0.00	0.00	255.50	01
First Floor	361.50	0.00	2.40	0.00	3.60	0.00	9.26	0.00	0.00	0.00	249.84	0.00	249.84	0.00	249.84	01
Ground Floor	240.80	0.00	2.40	0.00	0.00	66.25	0.00	49.11	0.00	123.04	0.00	123.04	0.00	123.04	00	
Basement Floor	246.72	0.00	2.40	0.00	0.00	0.00	68.78	165.64	0.00	0.00	9.90	9.90	9.90	9.90	00	
Total	1296.64	21.20	12.00	3.42	7.20	75.51	68.78	214.75	511.00	372.88	9.90	893.78	01	893.78	01	

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)										Proposed FAR Area (Sq.mt)	Add Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	Trmt (No.)
			StairCase	Lift	Lift Machine	Duct	Void	Ramp	Parking	Resi.	Commercial	Stair				
VARAMAHALAKSHMI (BUILDING)	1	1296.64	21.20	12.00	3.42	7.20	75.51	68.78	214.75	511.00	372.88	9.90	893.78	01	893.78	01
Grand Total	1	1296.64	21.20	12.00	3.42	7.20	75.51	68.78	214.75	511.00	372.88	9.90	893.78	01	893.78	01

UnitBUA Table for Block : VARAMAHALAKSHMI (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Buildings	No. of Tenement
GROUND FLOOR PLAN	OFFICE	OFFICE	117.53	95.79	2	1
FIRST FLOOR PLAN	OFFICE	OFFICE	249.84	224.87	2	1
SECOND FLOOR PLAN	SPLITTED HOSTEL BUILDING	FLAT	511.01	450.54	14	1
THIRD FLOOR PLAN	SPLITTED HOSTEL BUILDING	FLAT	0.00	0.00	14	0
Total			878.38	771.20	32	3

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
VARAMAHALAKSHMI (BUILDING)	Commercial	Business Office	Bldg upto 11.5 mt. Ht.	C2

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt)	Units		Car	
				Reqt.	Prop.	Reqt./Unit	Prop.
VARAMAHALAKSHMI (BUILDING)	Commercial	Office	>0	50	372.88	1	7
VARAMAHALAKSHMI (BUILDING)	Residential	Hotel	>0	10	12.00	1	2
Total						9	8

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.mt)	Achieved	
			No.	Area (Sq.mt)
Car	9	123.75	9	110.00
Total Car	9	123.75	9	110.00
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	104.75
Total	-	137.50	-	214.75

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NO
VARAMAHALAKSHMI (BUILDING)	D2	0.75	2.10	10
VARAMAHALAKSHMI (BUILDING)	D1	1.20	2.10	10
VARAMAHALAKSHMI (BUILDING)	O	1.43	2.10	02
VARAMAHALAKSHMI (BUILDING)	D	1.50	2.10	03
VARAMAHALAKSHMI (BUILDING)	O	1.80	2.10	01
VARAMAHALAKSHMI (BUILDING)	O	2.00	2.10	01
VARAMAHALAKSHMI (BUILDING)	MD	3.25	2.10	01
VARAMAHALAKSHMI (BUILDING)	O	4.63	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NO
VARAMAHALAKSHMI (BUILDING)	W6	1.20	1.20	17
VARAMAHALAKSHMI (BUILDING)	W5	1.80	1.20	06
VARAMAHALAKSHMI (BUILDING)	W4	2.00	1.20	13
VARAMAHALAKSHMI (BUILDING)	W3	2.50	1.20	06
VARAMAHALAKSHMI (BUILDING)	W2	2.70	1.20	04
VARAMAHALAKSHMI (BUILDING)	W1	3.00	1.20	03
VARAMAHALAKSHMI (BUILDING)	W	3.70	1.20	15

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date: 25/11/2019 vide
 IP number: BBMP/Ad.Ccm./EST/DBA/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)
 BHURHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
 Smt VARAMAHALAKSHMI & Mr. N. LAKSHMINARAYANA NO771, 22 ND MAIN, 13 TH CROSS, 2 ND PHASE J.P NAGAR

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
 shashidhar b s No 132 40, 2nd cross, 8th block, Jaynagar No 132 40, 2nd cross, 8th block, Jaynagar BCC/BL-3.6/E-3944/2014-1

PROJECT TITLE :
 PLAN SHOWING PROPOSED COMMERCIAL & RESIDENTIAL HOSTEL BUILDING ON SITE NO-363, MATADAHALLI FURTHER EXTENSION HIGHER DIVISION BANGALORE, WARD NO-34, P.I.D NO-98-170-363
 DRAWING TITLE : 391792247-19-10-2019 07-24-52S_LAKSHMINARAYAN
 SHEET NO : 1