

Approval Condition:
 This Plan Sanction is issued subject to the following conditions:
 1. Sanction is accorded for Commercial Building at 30, 3rd A cross Kanakanagara, Bangalore.
 2. Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.
 3. 33.33% 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 BWSB and BESCOM if any.
 5. Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 6. The applicant shall INSURE all workers 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. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 17. Drinking water supplied by BWSB should not be used for the construction activity of the building having a minimum total capacity mentioned in the Bye-law 20(a).
 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 20(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's about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Codes Regulations, Standing Orders and Policy Orders of the B.M.P.
 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 (Hosuraghatkote) Letter No. LD/SULET/2013, dated: 01-04-2013.

COLOR INDEX	
PLOT BOUNDARY	(Red)
ABUTTING ROAD	(Blue)
PROPOSED WORK (COVERAGE AREA)	(Green)
EXISTING (To be retained)	(Yellow)
EXISTING (To be demolished)	(Grey)

AREA STATEMENT (BMAP)	
VERSION NO:	1.0.11
VERSION DATE:	01/11/2018
PROJECT DETAIL	
Authority: BMAP	Plot Use: Commercial
Inward No: BMAP/13/CH/19-20	Plot SubUse: Residential (Mn)
Application Type: General	Land Use Zone: Residential (Mn)
Proposed Type: Building Permission	Plot No: 30
Name of Sanction: New	FPO No. 144 per Final Extract: 96-226-30
Location: Ring-II	Locality / Street of the property: 30 A cross Kanakanagara
Building Line Specified as per Z.R. NA	
Zone: East	
Ward: Ward-022	
Planning District: 216-Kavali	
Bye-law: 20(a)	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT	(A-Deductions)
COVERABLE CHECK	
Permissible Coverage Area (60.00 %)	706.21
Proposed Coverage Area (49.2 %)	567.37
Achieved Net coverage area (49.2 %)	567.37
Balance coverage area left (11.8 %)	138.80
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	2648.52
Additional F.A.R. within Ring I and II (for amalgamated plot -)	0.00
Allowable F.A.R. Area (60% of Perm.FAR)	0.00
Premium F.A.R. for Plot within Impact Zone (-)	0.00
Total Perm. FAR Area (2.25)	2648.52
Residential FAR (52.23%)	1386.61
Commercial FAR (47.77%)	1244.44
Proposed FAR Area	2655.06
Achieved Net FAR Area (2.21)	2655.06
Balance FAR Area (0.04)	43.47
BUILT UP AREA CHECK	
Proposed BuiltUp Area	3392.20
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	3407.20

Approval Date : 01/13/2020 3:22:51 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/13/CH/19-20	BBMP/13/CH/19-20	26851	Online	8720876601	07/09/2019	10:36:29 AM
	No.	Head	Amount (INR)	Remark			
	1	Security Fee	26851	-			

1. 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 report 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 any changes if any of the list of workers engaged by him.
 4. 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 of 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. Clearing NOC from the Labour Department before commencing the construction work is a must.
 5. BBMP will not be responsible for any disputes 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.

Block :A1 (C MUNKRISHNA)

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.)
		StairCase	Lift	Lift Machine	Ramp	Parking	Resi.	Commercial			
Terrace Floor	30.35	27.11	0.00	3.24	0.00	0.00	0.00	0.00	0.00	0.00	00
Third Floor	693.55	0.00	3.24	0.00	0.00	0.00	690.31	0.00	690.31	0.00	03
Second Floor	693.55	0.00	3.24	0.00	0.00	0.00	690.31	0.00	690.31	0.00	03
First Floor	693.55	0.00	3.24	0.00	0.00	0.00	690.31	0.00	690.31	0.00	03
Ground Floor	567.37	0.00	3.24	0.00	0.00	0.00	564.13	0.00	564.13	0.00	00
Basement Floor	743.92	0.00	0.00	0.00	130.99	600.33	0.00	0.00	0.00	0.00	00
Total	3392.29	27.11	12.96	3.24	130.99	600.33	1360.62	1244.44	2655.06	06	

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	Prop.
				Reqt.	Prop.		
A1 (C MUNKRISHNA)	Commercial	Small Shop	> 0	50	1244.44	1	25
A1 (C MUNKRISHNA)	Residential	Patched Resi development	50 - 225	1	-	1	4
			225-501	1	-	2	4
			> 375	-	-	-	-
Total			-	-	-	-	33

Parking Check (Table 7b)

Vehicle Type	No.	Reqt.		Achieved	
		Area (Sq.mt.)	No.	Area (Sq.mt.)	No.
Car	33	493.75	20	275.00	20
Mech Car	-	-	20	-	20
Visitor's Car Parking	1	13.75	0	0.00	0
Total Car	34	467.50	40	275.00	40
TwoWheeler	-	55.00	0	0.00	0
Other Parking	-	-	-	325.33	-
Total		522.50		600.33	40

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.)	Trmt (No.)
			StairCase	Lift	Lift Machine	Ramp	Parking	Resi.	Commercial			
A1 (C MUNKRISHNA)	1	3392.29	27.11	12.96	3.24	130.99	600.33	1360.62	1244.44	2655.06	06	
Grand Total	1	3392.29	27.11	12.96	3.24	130.99	600.33	1360.62	1244.44	2655.06	06	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (C MUNKRISHNA)	D2	0.75	2.10	24
A1 (C MUNKRISHNA)	D1	0.91	2.10	30
A1 (C MUNKRISHNA)	D	1.05	2.10	06
A1 (C MUNKRISHNA)	D	2.40	2.10	04

SCHEDULE OF JOINERY:

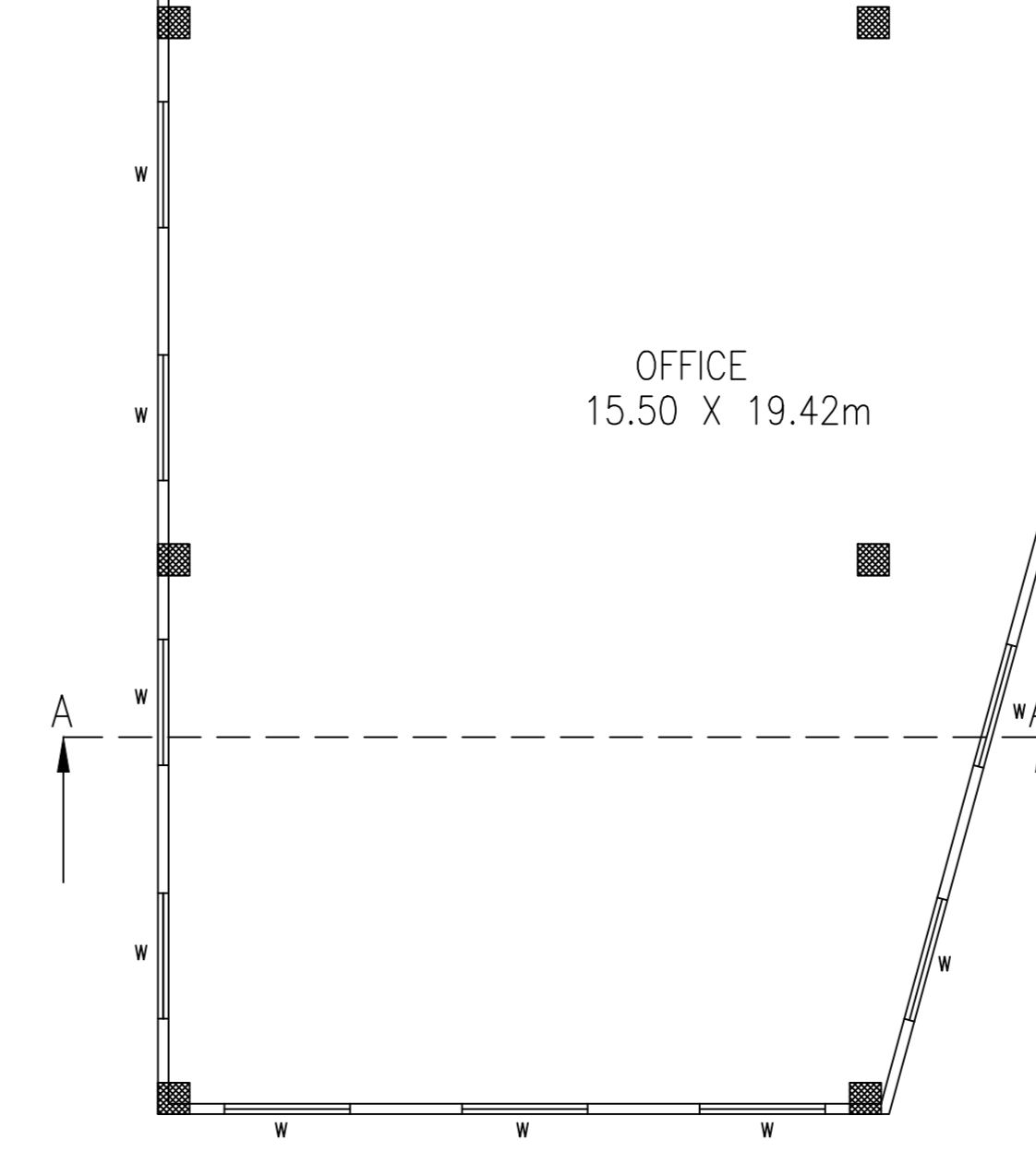
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (C MUNKRISHNA)	V	1.20	0.90	24
A1 (C MUNKRISHNA)	W	1.20	1.37	04
A1 (C MUNKRISHNA)	W	1.50	1.37	18
A1 (C MUNKRISHNA)	W	1.80	1.37	105

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A1 (C MUNKRISHNA)	Residential	Apartment	Bldg upto 11.5 mt. Ht.	R

UnitBUA Table for Block :A1 (C MUNKRISHNA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE	OFFICE	564.13	564.13	9	1
FIRST FLOOR PLAN	OFFICE	OFFICE	690.31	690.31	9	1
TYPICAL - SECOND FLOOR PLAN	SPLIT S.F.01	FLAT	177.47	177.47	8	8
TYPICAL - SECOND FLOOR PLAN	SPLIT S.F.02	FLAT	146.61	146.61	8	6
THIRD FLOOR PLAN	SPLIT S.F.03	FLAT	293.53	293.53	10	10
Total	-	-	2409.66	2409.66	70	8



The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date: 13/01/2020 vide IP number: BBMP/Ad.Com./EST/1046/19-20 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.

OWNER / OPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
 C.Munkrishna No 117/52, jyothis nilaya, Cholanyakanahalli Bangalore, No 117/52, jyothis nilaya, Cholanyakanahalli Bangalore.

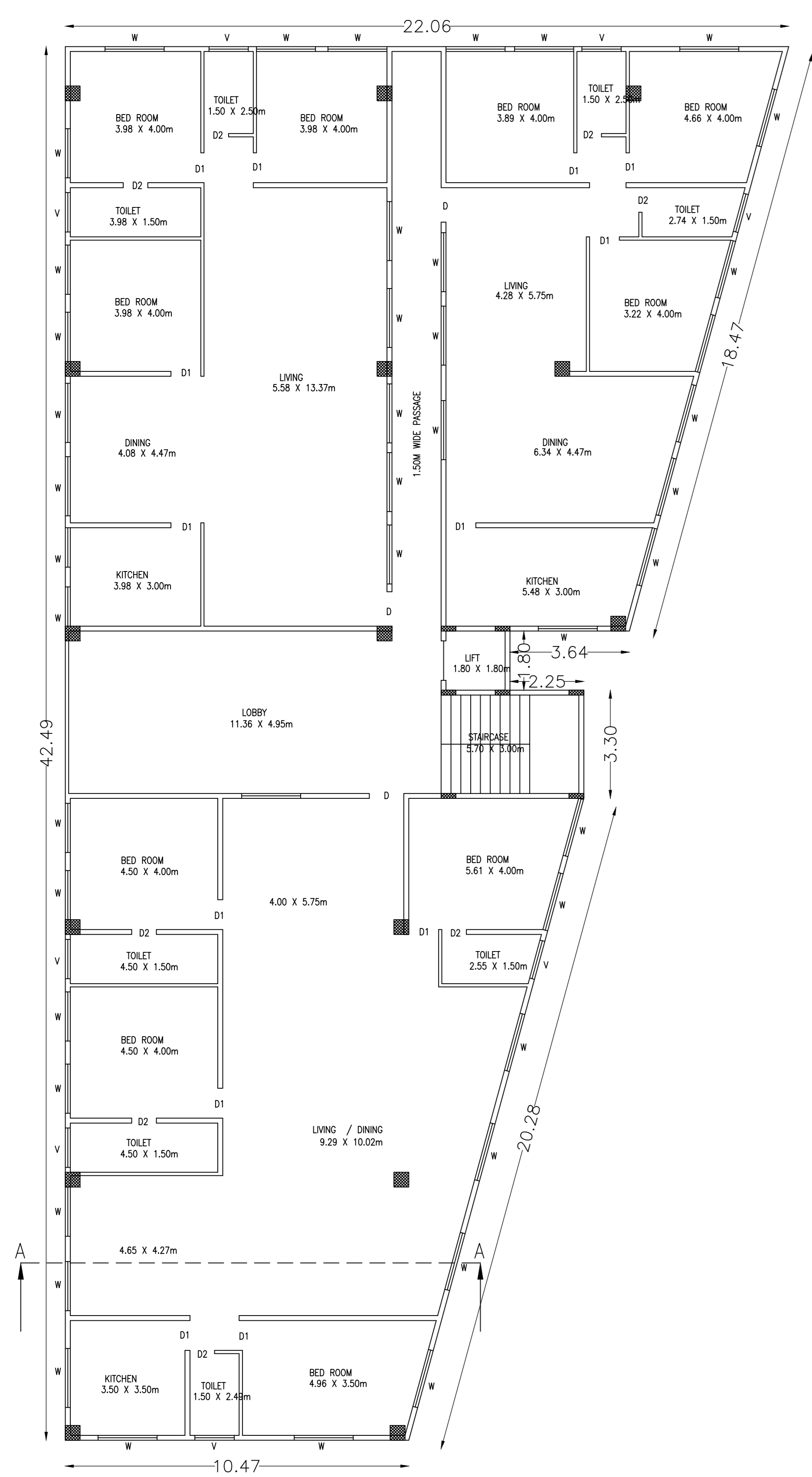
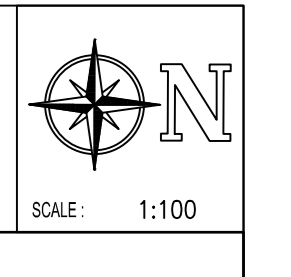
ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
 L.Rama Subba Reddy 397, Rajesh Nilaya, K G Road, Kodigahalli, Sahakar Nagar POSTIN397, Rajesh Nilaya, K G Road, Kodigahalli, Sahakar Nagar POST BCC/BL-3/E-313307-08

PROJECT TITLE:
 PLAN SHOWING THE PROPOSED COMMERCIAL / RESIDENTIAL BUILDING AT SITE NO-30, 3rd 'A' CROSS,KANKANAGARA, HEBBAL, BANGALORE, WARD NO.22.P.I.D.NO.96-226-30.

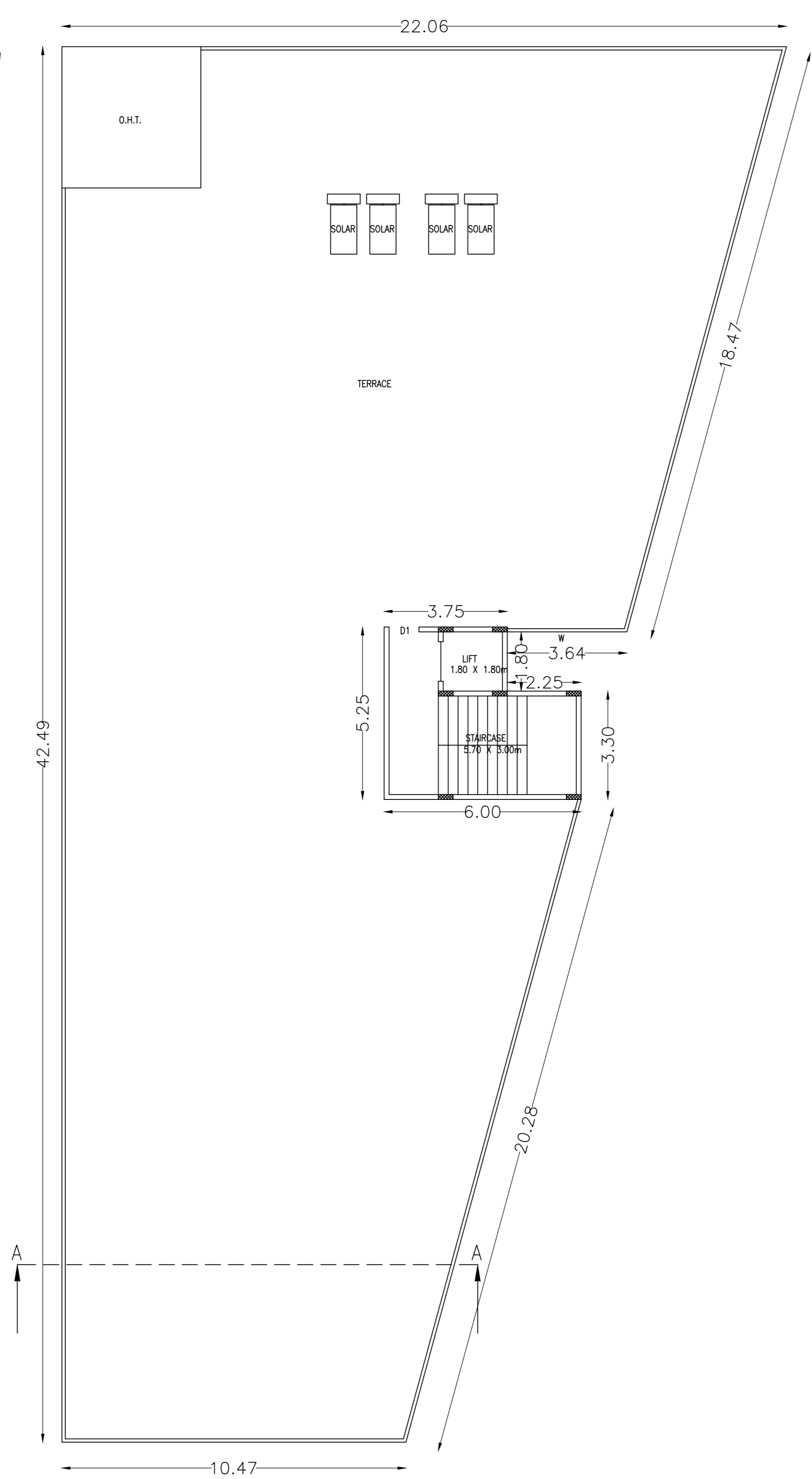
DRAWING TITLE: 159937944-31-12-2019 11-00-185_SC MUNKRISHNA (3)

SHEET NO: 1

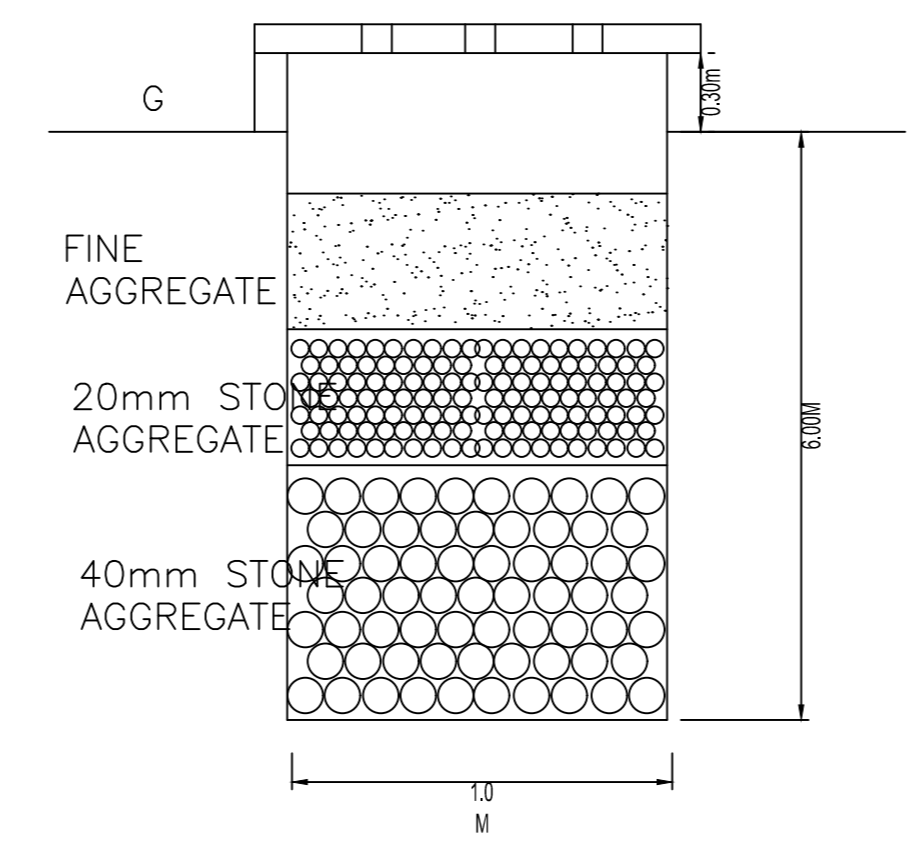
ASSISTANT DIRECTOR OF TOWN PLANNING (EAST)
 BHRUHAH BENGALURU MAHANAGARA PALIKE



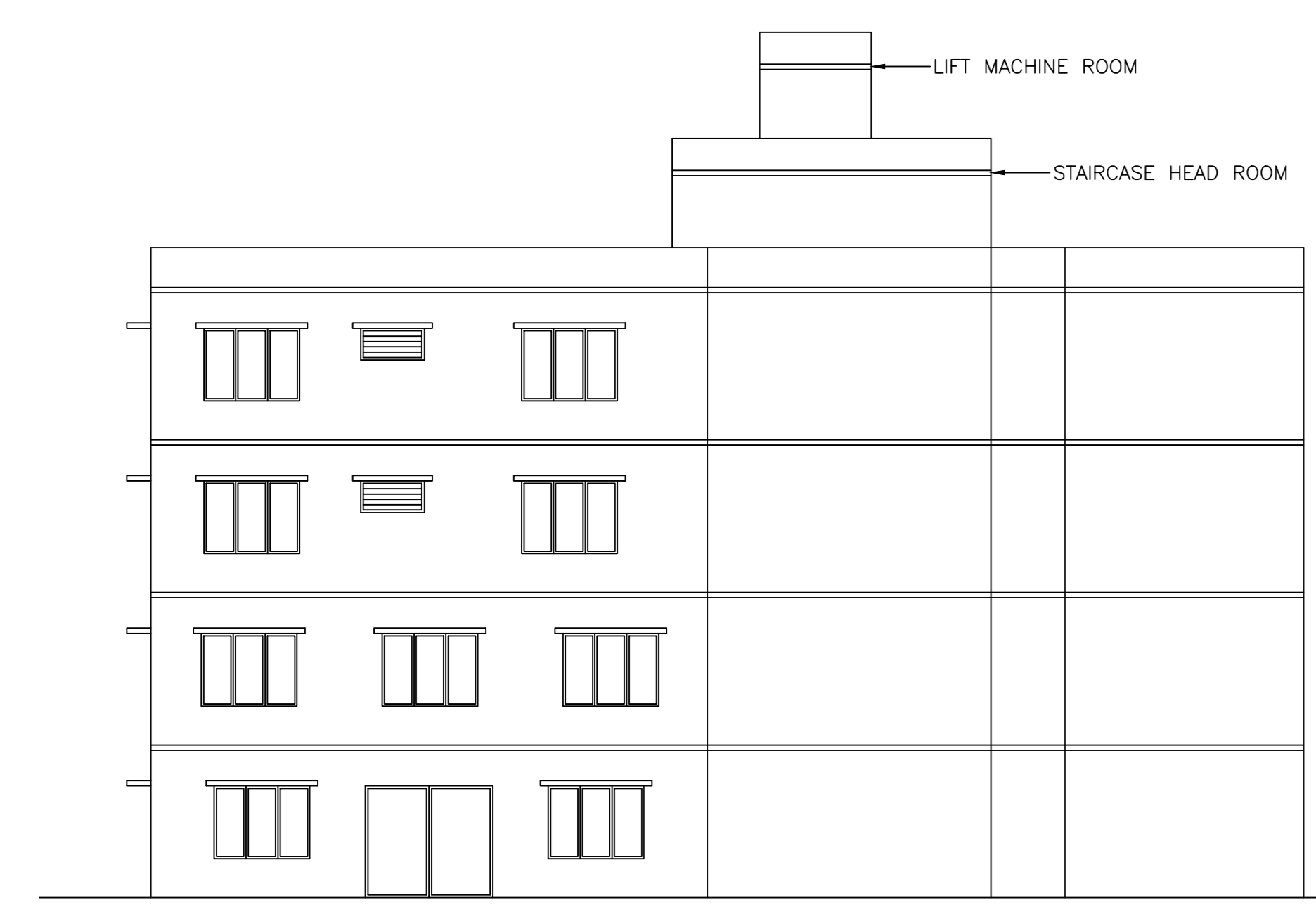
PROPOSED TYPICAL FLOOR PLAN FOR SECOND AND THIRD FLOOR PLAN



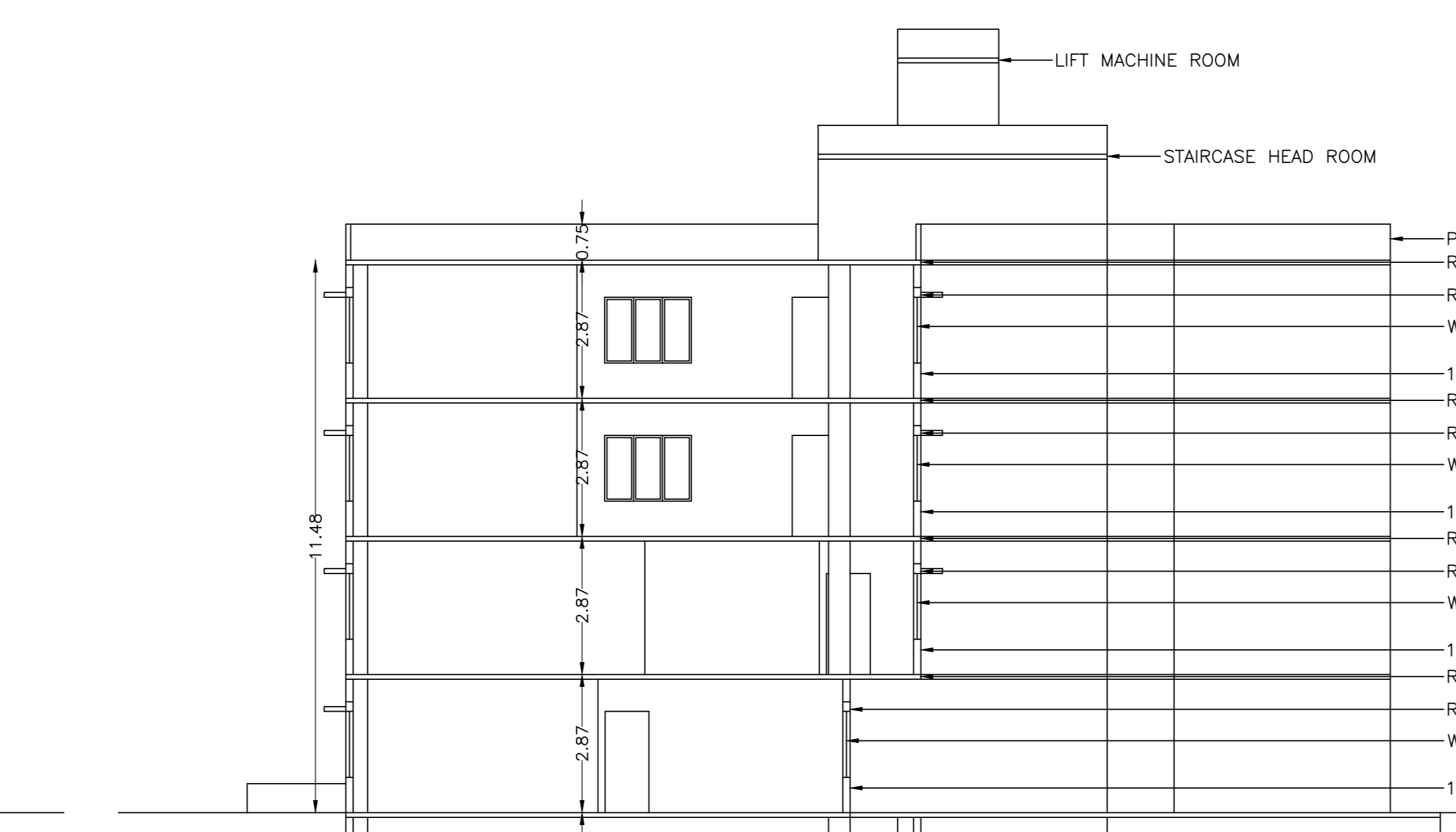
PROPOSED TERRACE FLOOR PLAN



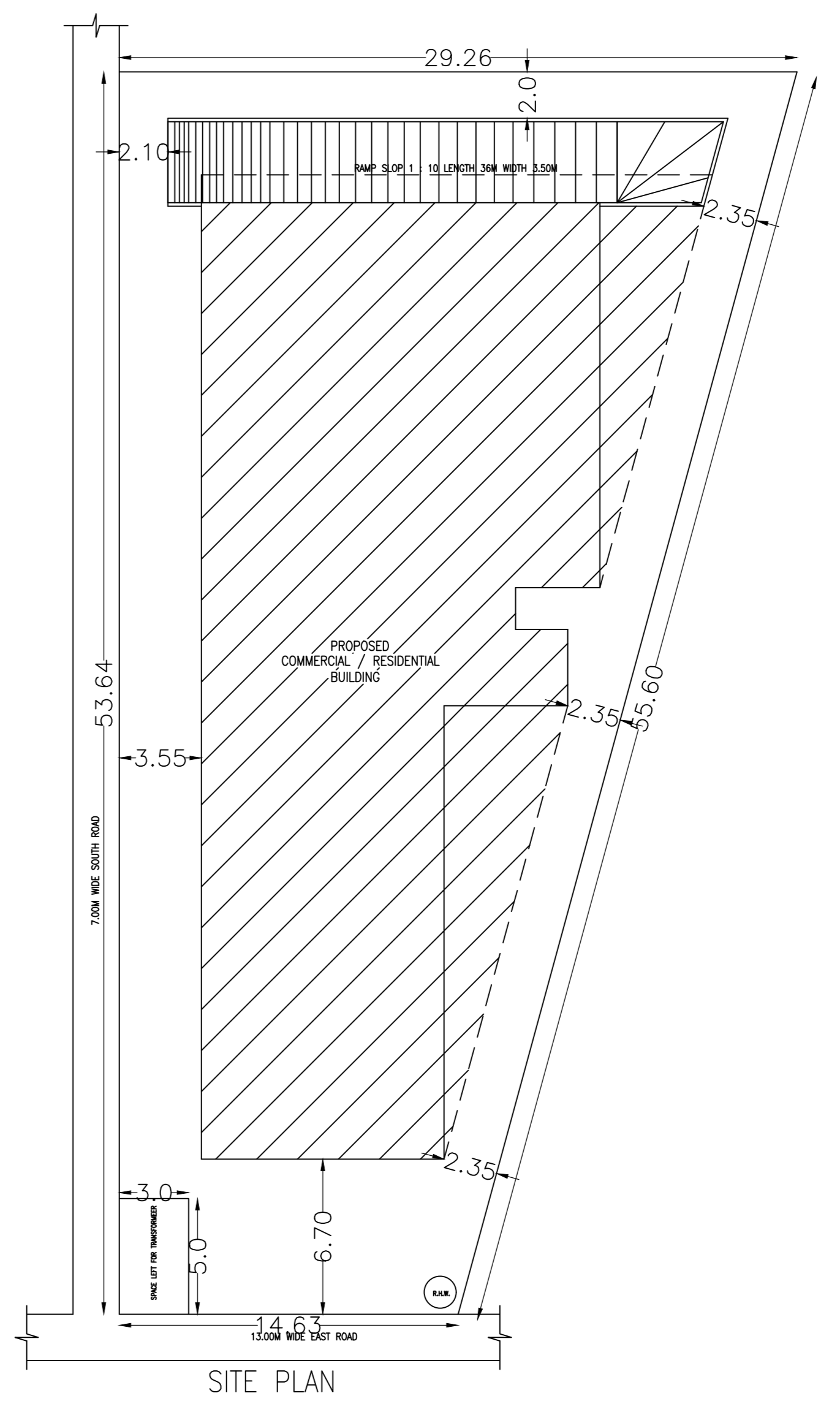
CROSS SECTION OF RAIN WATER HARVESTING WELL. (DRAWING NOT TO SCALE.)



ELEVATION



SECTION AT AA



SITE PLAN

Approval Condition: This Plan Sanction is issued subject to the following conditions: 1. Sanction is accorded for Commercial Building at 30, 3rd A cross Kanakanagara, Bangalore. 2. Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use. 3. 30% 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, cables 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 / unforeseen 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 be dumped at. 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 footing 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 30(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 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, Codes Regulations, Standing Orders and Policy Orders of 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 (Housing/Architecture) Letter No. LD/SULET/2013, dated: 01-04-2013.

COLOR INDEX table with columns for Plot Boundary, Abutting Road, Proposed Work, Existing, and Existing (to be demolished).

AREA STATEMENT (BBMP) table with columns for Project Detail, Area Details, Coverage Check, and FAR Check.

Payment Details table with columns for Sr No., Challan Number, Receipt Number, Amount (INR), Payment Mode, Transaction Number, Payment Date, and Remark.

- 1. 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 report 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 of 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. Clearing 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.

Block -A1 (C MUNKRISHNA) FAR & Tenement Details table with columns for Floor Name, Total Built Up Area, Deductions, Proposed FAR Area, Total FAR Area, and Tenement No.

FAR & Tenement Details table with columns for Block, No of Same Bldg, Total Built Up Area, Deductions, Proposed FAR Area, Total FAR Area, and Tenement No.

Block USE/SUBUSE Details table with columns for Block Name, Block Use, Block SubUse, Block Structure, and Block Land Use Category.

Required Parking (Table 7a) table with columns for Block Name, Type, SubUse, Area, Units, and Car Recpt.

Parking Check (Table 7b) table with columns for Vehicle Type, No., and Area.

UnitBUA Table for Block -A1 (C MUNKRISHNA) table with columns for Floor, Name, UnitBUA Type, UnitBUA Area, Carpet Area, No. of Rooms, and No. of Tenement.

SCHEDULE OF JOINERY table with columns for Block Name, Name, Length, Height, and NOS.

SCHEDULE OF JOINERY table with columns for Block Name, Name, Length, Height, and NOS.

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date: 13/01/2020 vide BBMP/Ad.Ccm./EST/1046/19-20 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.

Name: CHANDAN KUMAR ABWATHASH, Director, BANGALORE, Date: 03-Mar-2020 16:58:18. ASSISTANT DIRECTOR OF TOWN PLANNING (EAST) BHRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE, OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: C.Munkrishna No.117/52, jyothi nilaya, Cholanayakanahalli Bangalore. No.117/52, jyothi nilaya, Cholanayakanahalli Bangalore. ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE: L.Rama Subba Reddy 397, Rajesh Nilaya, K G Road, Kodigahalli, Sahakar Nagar POSTIN397, Rajesh Nilaya, K G Road, Kodigahalli, Sahakar Nagar POST BCC/BL-3/E-313307-08. PROJECT TITLE: PLAN SHOWING THE PROPOSED COMMERCIAL / RESIDENTIAL BUILDING AT SITE NO-30, 3rd 'A' CROSS,KANKANAGARA, HEBBAL, BANGALORE, WARD NO.22,P.I.D.NO.96-226-30. DRAWING TITLE: 159037944-31-12-2019 11-00-185_SC MUNKRISHNA(3). SHEET NO: 2