

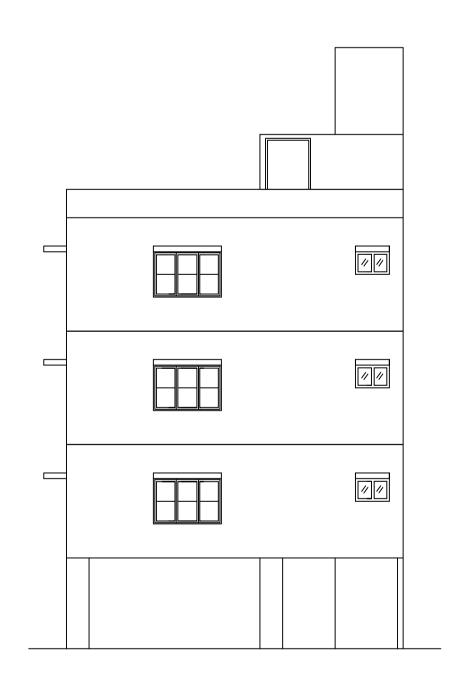
PRIVATE PROPERTY.

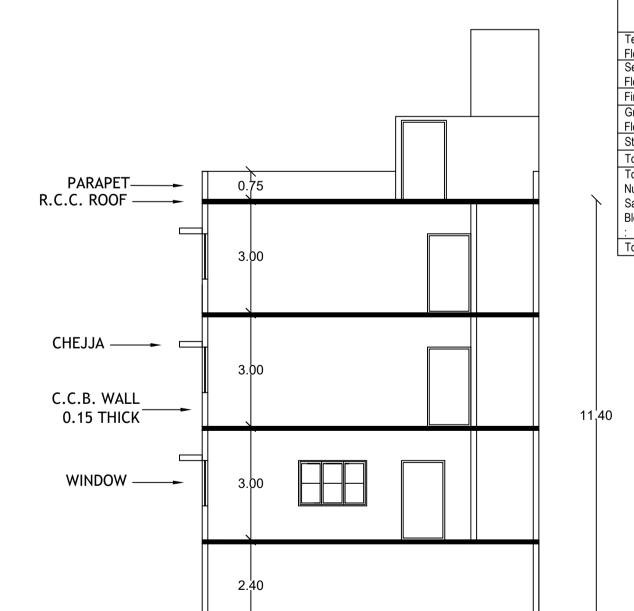
SITE PLAN (Scale 1:200)

Coarse sand 20mm stone ₩ Aggregate 40mm stone aggregate **CROSS SECTION**

OF RAIN WATER **HARVESTING** WELL(NOT TO SCALE)

TERRACE FLOOR PLAN





SECTION ON A' - A'

Block: A1 (COMMERCIAL AND HOSTEL BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						osed FAR (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area	Carpet Area other
		StairCase	Lift	Lift Machine	Void	Parking	Resi.	Commercial	Stair	(Sq.mt.)	than Tenement
Terrace Floor	25.69	23.44	0.00	2.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Second Floor	63.90	0.00	2.25	0.00	0.00	0.00	61.65	0.00	0.00	61.65	61.65
First Floor	63.90	0.00	2.25	0.00	0.00	0.00	61.65	0.00	0.00	61.65	61.65
Ground Floor	63.89	0.00	2.25	0.00	13.61	0.00	0.00	48.03	0.00	48.03	0.00
Stilt Floor	63.90	0.00	2.25	0.00	0.00	50.11	0.00	0.00	11.54	11.54	0.00
Total:	281.28	23.44	9.00	2.25	13.61	50.11	123.30	48.03	11.54	182.87	123.30
Total Number of Same Blocks	1										
Total:	281.28	23.44	9.00	2.25	13.61	50.11	123.30	48.03	11.54	182.87	123

FAR &Tenement Details

FOUNDATION

AS PER SOIL

CONDITION.

Block	No. of Same Bldg	Total Built Up Area	Deductions (Area in Sq.mt.)			I Dropocod LAD I		Add Area In FAR (Sq.mt.)	In FAR Total FAR			
	Came Diag	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Parking	Resi.	Commercial	Stair	(Sq.mt.)	than Tenement
A1 (COMMERCIAL AND HOSTEL BUILDING)	1	281.28	23.44	9.00	2.25	13.61	50.11	123.30	48.03	11.54	182.87	123.30
Grand Total:	1	281.28	23.44	9.00	2.25	13.61	50.11	123.30	48.03	11.54	182.87	123.30
												The pl

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (COMMERCIAL AND HOSTEL BUILDING)	D2	0.75	2.10	05
A1 (COMMERCIAL AND HOSTEL BUILDING)	D	1.10	2.10	05

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (COMMERCIAL AND HOSTEL BUILDING)	W2	0.90	1.20	02
A1 (COMMERCIAL AND HOSTEL BUILDING)	V	1.20	1.20	03
A1 (COMMERCIAL AND HOSTEL BUILDING)	W	1.80	1.20	10

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A1 (COMMERCIAL AND HOSTEL BUILDING)	Commercial	Small Shop	Bldg upto 11.5 mt. Ht.	R

Approval Condition:

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Commercial Building at NO - 58(OLD NO-111), VEERA PILLAI STREET, 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 any other use.

3.50.11 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 (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 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 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 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, Zoning Regulations, Standing Orders and Policy Orders of

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:

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 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.

Color Notes COLOR INDEX PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained) EXISTING (To be demolished)

/ t= / t 0 // t t = (VERGION NO.: 1.0.11						
	VERSION DATE: 01/11/2018						
PROJECT DETAIL:							
Authority: BBMP	Plot Use: Commercial	Plot Use: Commercial					
Inward_No: BBMP/Ad.Com./EST/1390/19-20	Plot SubUse: Small Shop						
Application Type: General	Land Use Zone: Commercial (Central)						
Proposal Type: Building Permission	Plot/Sub Plot No.: NO - 58(OLD NO-111)						
Nature of Sanction: New	PID No. (As per Khata Extract): 79-7-58						
Location: Ring-I	Locality / Street of the property: VEERA PILL	AI STREET, BANGALORE					
Building Line Specified as per Z.R: NA							
Zone: East							
Ward: Ward-091							
Planning District: 105-Shivajinagar							
AREA DETAILS:		SQ.MT.					
AREA OF PLOT (Minimum)	(A)	118.79					
NET AREA OF PLOT	(A-Deductions)	118.79					
COVERAGE CHECK							
Permissible Coverage area		89.09					
Proposed Coverage Area (5	,	63.90					
Achieved Net coverage are	` '	63.90					
Balance coverage area left	(21.21 %)	25.19					
FAR CHECK	<u> </u>						
Permissible F.A.R. as per zo	oning regulation 2015 (-)	0.00					
•	g I and II (for amalgamated plot -)	0.00					
Allowable TDR Area (60% of		0.00					
Premium FAR for Plot within	n Impact Zone (-)	0.00					
Total Perm. FAR area (0.00	0)	0.00					
Proposed FAR Area		182.86					
Achieved Net FAR Area (0	0.00						
Balance FAR Area (0.00)		0.00					
BUILT UP AREA CHECK	<u> </u>						
Proposed BuiltUp Area		182.87					
Achieved BuiltUp Area		182.87					

VERSION NO.: 1.0.11

Approval Date: 06/24/2020 3:03:52 PM

Payment Details

AREA STATEMENT (BBMP)

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/35961/CH/19-20	BBMP/35961/CH/19-20	5220.54	Online	9671806189	01/16/2020 11:17:11 AM	-
	No.		Amount (INR)	Remark			
	1	Sc	5220.54	-			

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:

PRAVEEN KUMAR BHANDARI NO - 58(OLD NO-111), VEERA PILLAI STREET, BANGALORE NO - 58(OLD NO-111), VEERA

PILLAI STREET, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

MEHBOOB BASHA 03,6TH CROSS, 5TH MAIN, VENKATARANGAPURAM, BANGALORE E-3150/2007-08



PROJECT TITLE:

_ subject to

PLAN SHOWING THE, PROPOSED COMMERCIAL & HOSTEL BUILDING AT SITE NO - 58(OLD NO -111), VEERA PILLAI STREET, WARD NO - 91, BANGALORE, PID NO- 79-7-58

DRAWING TITLE:

1788934884-22-05-2020 07-56-46\$_\$COMMERCIAL BHASHA

SHEET NO: 1

BHRUHAT BENGALURU MAHANAGARA PALIKE

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST

the Joint Commissioner (EAST) on date: 24/06/2020

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

terms and conditions laid down along with this building plan approval.

lp number: BBMP/Ad.Com./FST/1390/19-20