

Approval Condition:
This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Commercial Building at 4C-424, 2ND BLOCK, HRBR LAYOUT, BDA LAYOUT, BANGALORE, Bangalore.
2. Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.
3. 13.34 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 / 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 by the Authority in first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
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 in 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 (e) 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 By-law 3(2a).
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 contravention of the provisions of the Act, Rules, Bye-laws, Zoning 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 (Hosadagahoodke) Letter No. LD/95/LT/2013, dated: 01-04-2013.

COLOR INDEX	
AREA STATEMENT (BBMP)	VERSION NO. 10.11
PROJECT DETAIL:	VERSION DATE: 01/11/2018
Authority: BBMP	Plot Use: Commercial
Toward No: BBMP/Ad.Com./EST/1420/19-20	Plot Sub Use: Commercial Bldg
Application Type: General	Land Use Zone: Residential (Mar)
Proposed Type: Building Permission	Plot No: 4C-424
Nature of Sanction: New	Khatia No. (As per Khatia Extract): 89-398-4C-424
Location: Ring-II	PID No. (As per Khatia Extract): 89-398-4C-424
Building Line Specified as per Z.R. NA	Locality / Street of the property: 2ND BLOCK, HRBR LAYOUT, BDA LAYOUT, BANGALORE.
Zone: East	
Ward: Ward-029	
Planning District: 217-Kammanahalli	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT	(A-Deductions)
COVERED AREA CHECK:	
Permissible Coverage area (75.00 %)	167.44
Proposed Coverage Area (61.18 %)	136.58
Achieved Net coverage area (61.18 %)	136.58
Balance coverage area left (13.82 %)	30.86
FAR CHECK:	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	390.70
Additional F.A.R. within Ring-I and II for amalgamated plot (-)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (1.75)	390.70
Commercial FAR (100.00%)	248.75
Proposed FAR Area	248.75
Achieved Net FAR Area (1.11)	248.75
Balance FAR Area (0.64)	141.95
BUILT UP AREA CHECK:	
Proposed BuiltUp Area	611.49
Achieved BuiltUp Area	611.49

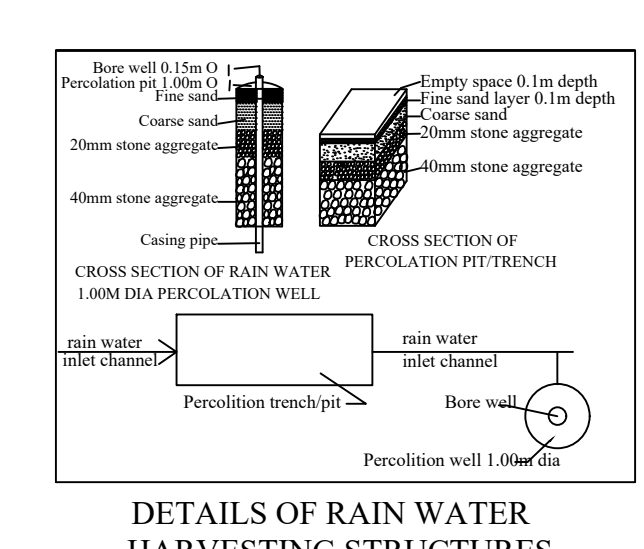
Approval Date : 03/02/2020 6:10:23 PM

Payment Details

Sr.No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/37360/CH/19-20	BBMP/37360/CH/19-20	1600	Online	971408041	01/21/2020 3:42:14 PM	-
	No.	Head	Amount (INR)	Amount (INR)	Remark		
	1	Scrutiny Fee	1600	-			

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. Obtaining 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 -A (COM)

Floor Name	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)					Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)
		StairCase	Lift	Lift Machine	Void	Parking		
Terrace Floor	27.36	22.52	0.00	4.84	0.00	0.00	0.00	0.00
Third Floor	149.18	0.00	3.24	0.00	78.85	0.00	67.09	67.09
Second Floor	149.19	0.00	3.24	0.00	89.05	0.00	56.90	56.90
First Floor	149.18	0.00	3.24	0.00	21.18	0.00	124.76	124.76
Ground Floor	136.58	0.00	3.24	0.00	0.00	133.34	0.00	0.00
Total	611.49	22.52	12.96	4.84	189.08	133.34	248.75	248.75
Number of Same Blocks	1							
Total	611.49	22.52	12.96	4.84	189.08	133.34	248.75	248.75

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Prop.
A (COM)	Commercial	Commercial Bldg	> 0	50	248.75	1	5
Total				-	-	-	5

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.mt)	
		Reqd.	Achieved
Car	5	68.75	5
Total Car	5	68.75	5
Two/Wheeler	-	13.75	0
Other Parking	-	-	64.59
Total		82.50	133.34

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt)	StairCase	Lift	Lift Machine	Void	Parking	Commercial	Total FAR Area (Sq.mt)
A (COM)	1	611.49	22.52	12.96	4.84	189.08	133.34	248.75	248.75
Grand Total	1	611.49	22.52	12.96	4.84	189.08	133.34	248.75	248.75

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COM)	Commercial	Commercial Bldg	Bldg upto 11.5 mt.Ht.	R

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COM)	ED	1.75	2.10	63

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COM)	W	1.60	1.20	13

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date: 02/03/2020 vide Ip number: BBMP/Ad.Com./EST/1420/19-20 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)

BHRUJAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : LANAND REDDY 89-398-4C-424, 2ND BLOCK, HRBR LAYOUT, BDA LAYOUT,

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

RAJKUMAR M R 10 and 11, 2nd floor, HMS Complex, Cubbonpet Main road, Bangalore-560002 BCCBL-3.6/A-1913-09-10

PROJECT TITLE : PROPOSED COMMERCIAL BUILDING AT SITE NO. 4C/424, 2ND BLOCK, H R B R LAYOUT B D A LAYOUT, KACHARAKANA HALLI, BANGALORE

DRAWING TITLE : 157941729-29-02-2020 05-28-206, \$FINAL

SHEET NO : 1 PREDCR (29-02-2020)