

Approval Condition:  
 The Plan Sanction is issued subject to the following conditions:  
 1. Sanction is accorded for the Commercial Building at 1145, Hoysala Nagar, Old Madras road Bangalore  
 a) Consent of Basement + 1 Ground + 3 only.  
 2. Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.  
 3. 1772 sq. area reserved for car parking shall not be converted for any other purpose.  
 4. Development charges towards increasing the capacity of water supply, sewerage 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 provide all water services in the construction work against any amount / advance towards the line of construction.  
 7. The applicant shall not stock any building material / debris on footpaths or on roads or on drains. The debris shall be removed and transported by the line of construction.  
 8. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, noise & 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 names and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be 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 referred to 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 / owner as the case may be shall strictly adhere to the rules and responsibilities specified in Schedule - IV (Bye-law No. 3) under sub-section (iv) (a) to (b).  
 14. The building shall be constructed under the supervision of a registered structural engineer.  
 15. On completion of foundation & footings before erection of walls on the foundation and in the case of column 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 refer 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 interfere and obstruct the construction from the sanctioned plans, 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 BMD.  
 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 (Proceedings/Order) Letter No. LOR/LET/2018, dated: 01-04-2013:

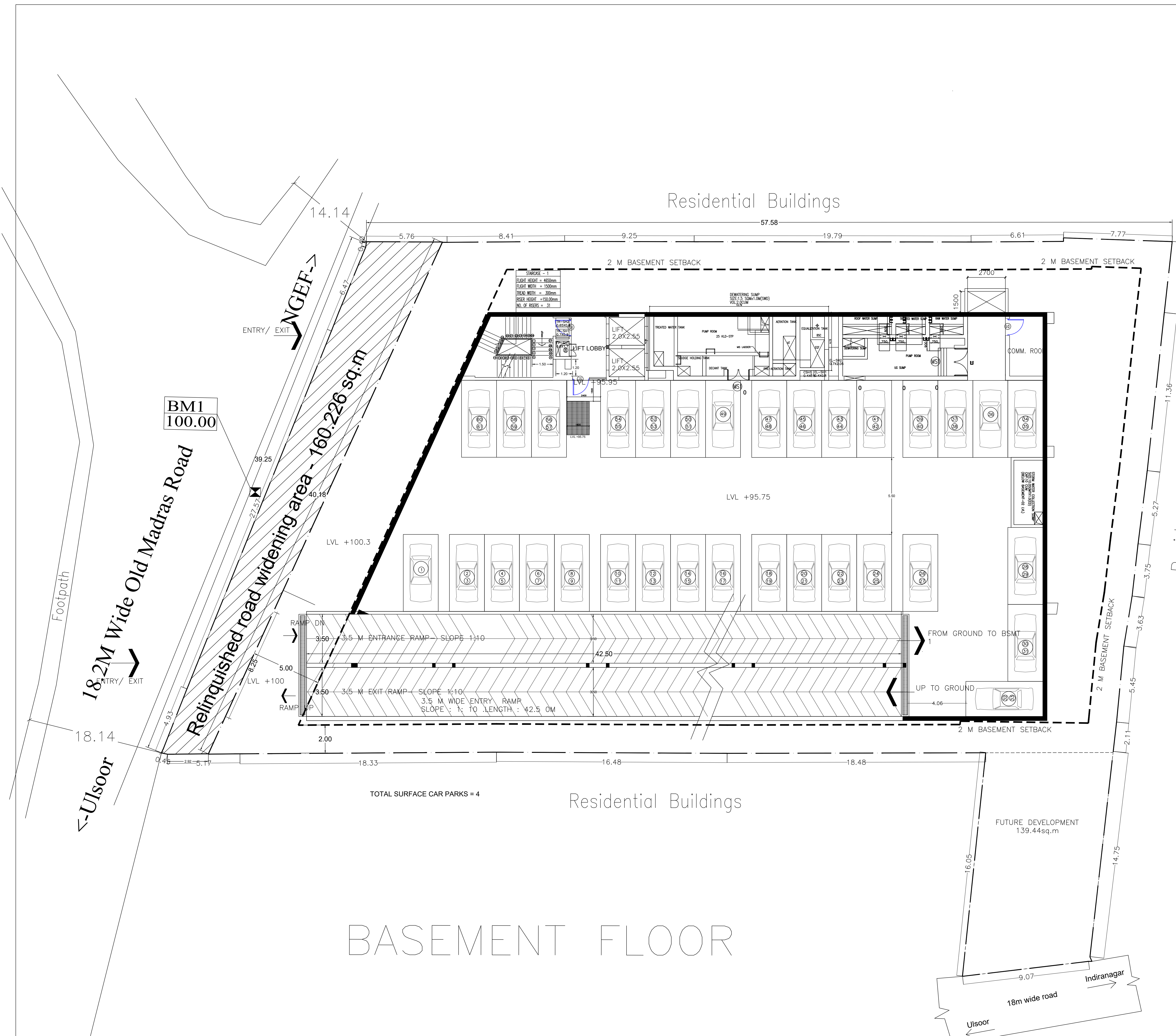
COLOR INDEX	
AREA STATEMENT (BMAP)	VERSION NO: 1.0.11
PROJECT DETAIL	VERSION DATE: 01/11/2018
Project No:	Plan Under Commercial Bldg
Authority: BMAP	Plan Under Commercial Bldg
Proposed No: BMAP/Adm/Com/EST/1435/19-20	Land Use Zone: Residential (R2)
Application Type: General	Proposed Type: Building Permission
Proposed Type: Building Permission	Plan No: 1145
Location: Hoysala Nagar	Nature of Sanction: New
Building Line Specified as per Z.R. NA	Locality: Street of the property, Hoysala Nagar, Old Madras road
Zone: G-1	
Sheet: 19/00	
Planning District: 206-Indiranagar	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
Deduction for NetPlot Area	
Total	160.23
Net Area of Plot	(A-Deductions)
Total	160.23
COVERAGES CHECK	
Permissible Coverage area (55.00 %)	129.19
Proposed Coverage Area (53.29 %)	121.19
Achieved Net coverage area (53.29 %)	121.19
Balance coverage area (MT 1.71 %)	38.80
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	3474.93
Additional F.A.R. within (R2) and (T) for amalgamated plot (-)	0.00
Achieved F.A.R. (50% of Permissible FAR)	0.00
Permissible FAR for Plot within Impact Zone (-)	0.00
Total Permissible FAR area (2.25)	3474.93
Commercial FAR (55.00%)	4665.74
Proposed FAR Area	4665.74
Achieved FAR Area (1.93)	4665.74
Balance FAR Area (2.52)	785.54
BUILD UP AREA CHECK	
Proposed Built up Area	6640.96
Substructure Area Add in BUA (Layout Lvl)	26.07
Achieved Built up Area	6667.03

Approval Date : 02/05/2020 2:18:09 PM

Payment Details

Sl No	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BMAP/21677/CH/19-20	BMAP/21677/CH/19-20	45211.47	Online	9721922851	12/20/20	
	No.	Fee	Amount (INR)				
	1	Sanction Fee	45211.47				

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 the Applicant / Builder / Owner / Contractor shall engage a construction worker in the 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. Obtaining NDC from the Labour Department before commencing the construction work is a must.  
 5. BMAP is not 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 therein cancelled automatically and legal action will be initiated.  
 AS PER URBAN DEVELOPMENT SECRETARIAL NOTIFICATION NO-100/205/MU/2018, BENGALURU, DATED-18-06-2018 AMENDMENT TO CHAPTER II - FOR OFFICE BUILDINGS IN NON-RESIDENTIAL DEVELOPMENT PLAN (GOVT/SEM GOVT, JT. BT & PRIVATE) 15 SQ MT ALONG 1 KM OR EITHER SIDE OF THE METRO CORRIDORS.



# BASEMENT FLOOR

Block -A (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)
		Start/Case	Lit	Lit	Ramp	Parking	Commercial			
Basement Floor	43.34	33.20	0.00	10.15	0.00	0.00	0.00	0.00	0.00	
Third Floor	1251.79	0.00	10.15	0.00	30.78	0.00	1210.86	0.00	1210.86	
Second Floor	1251.79	0.00	10.15	0.00	30.78	0.00	1210.86	0.00	1210.86	
First Floor	1250.57	0.00	10.15	0.00	71.26	0.00	1169.16	0.00	1169.16	
Ground Floor	1211.38	0.00	10.15	0.00	126.36	0.00	1074.87	0.00	1074.87	
Basement Floor	1632.08	0.00	10.15	0.00	297.47	1300.81	0.00	23.65	23.65	
Total	6640.96	33.20	50.75	10.15	259.18	297.47	1300.81	4665.74	23.65	4689.40

UnitBUA Table for Block -A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND	1	OFFICE	1003.26	940.10	7	1
FIRST FLOOR	2	OFFICE	1150.38	1150.38	5	1
SECOND FLOOR	3	OFFICE	1186.71	1186.71	5	1
THIRD FLOOR	4	OFFICE	1188.77	1188.77	5	1
Total	-	-	4579.12	4465.96	22	4

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt)	No.	Area (Sq.mt)
Car	93	1279.75	35	481.25
Two Wheeler	-	-	28	380.00
Total Car	93	1279.75	63	861.25
Two Wheeler	-	137.50	0	0.00
Other Parking	-	-	-	300.81
Total	-	1418.25	-	1162.06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	O3	0.90	2.10	08
A (BUILDING)	O2	1.10	2.10	04
A (BUILDING)	O1	1.20	2.10	04
A (BUILDING)	O4	1.50	2.40	01
A (BUILDING)	O01	2.40	2.40	01

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (BUILDING)	Commercial	Commercial Bldg	Bldg upto 15.0 mt.Ht.	C3

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt)	Reqd.	Units	Car	Two Wheeler	Other
A (BUILDING)	Commercial	Commercial Bldg	> 0	80	50	1	93	-
Total	-	-	-	-	-	-	93	63

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)
			Start/Case	Lit	Lit	Ramp	Parking	Commercial			
A (BUILDING)	1	6640.96	33.20	50.75	10.15	259.18	297.47	1300.81	4665.74	23.65	4689.40
Grand Total	-	6640.96	33.20	50.75	10.15	259.18	297.47	1300.81	4665.74	23.65	4689.40

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date: 05/02/2020 vide Ip number: BMAP/Adm/Com/EST/1435/19-20 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)

BHRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
 B.KEMPAMMA, H.VENKATA LAKSHMAMMA alias RAJAMMA, G.JAYAMMA, G.SHANTAMMA, G.KAMAKSHAMMA, G.KEMPAMMA Hoysala Nagar, Old Madras road

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE  
 Grish D No.26, Bhudevuni Nilaya, 2nd main road, Kalyanannagar, No.26, Bhudevuni Nilaya, 2nd main road, Kalyanannagar.  
 BCC/BL-3/E-3672/2012-13

PROJECT TITLE :  
 PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING AT SITE NO - 1145, OLD MADRAS ROAD, HOYSALA NAGAR, WARD NO-80, BANGALORE.

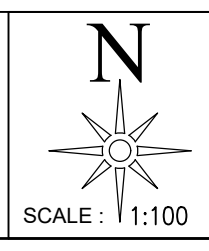
DRAWING TITLE : 2056245413-03-02-2020 05-07-03S, SULSOOR COM-4FEB

SHEET NO : 1

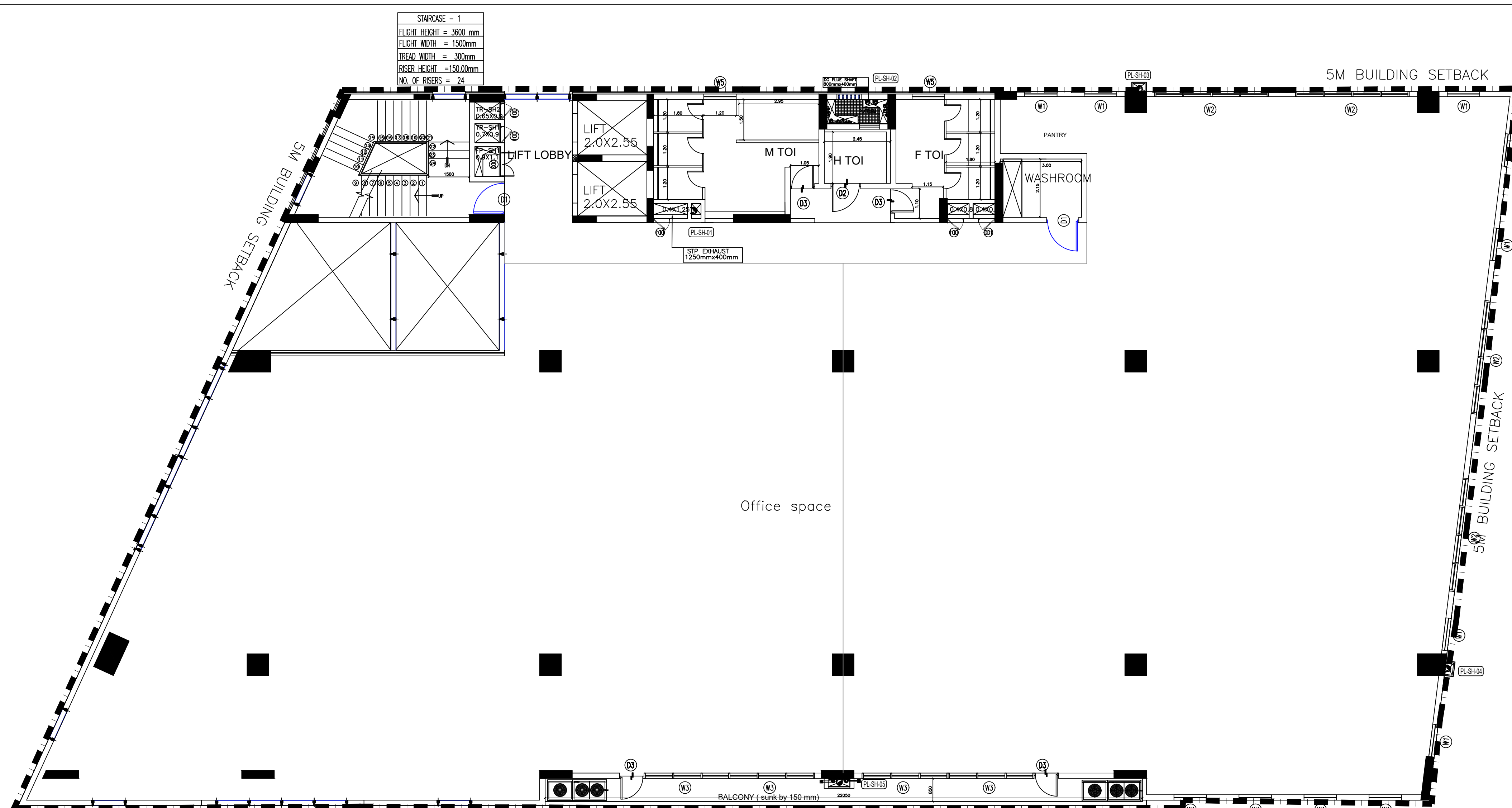




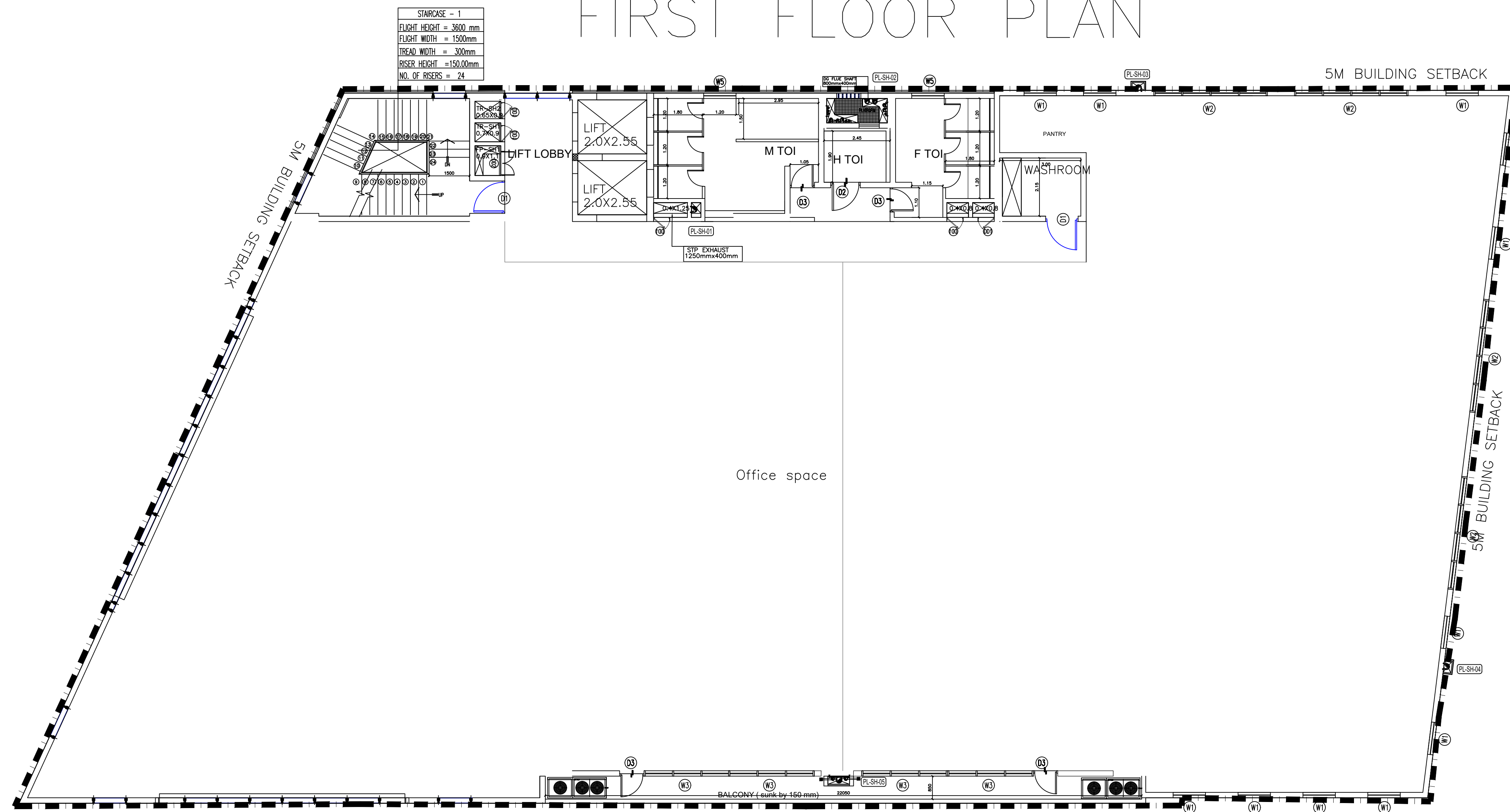




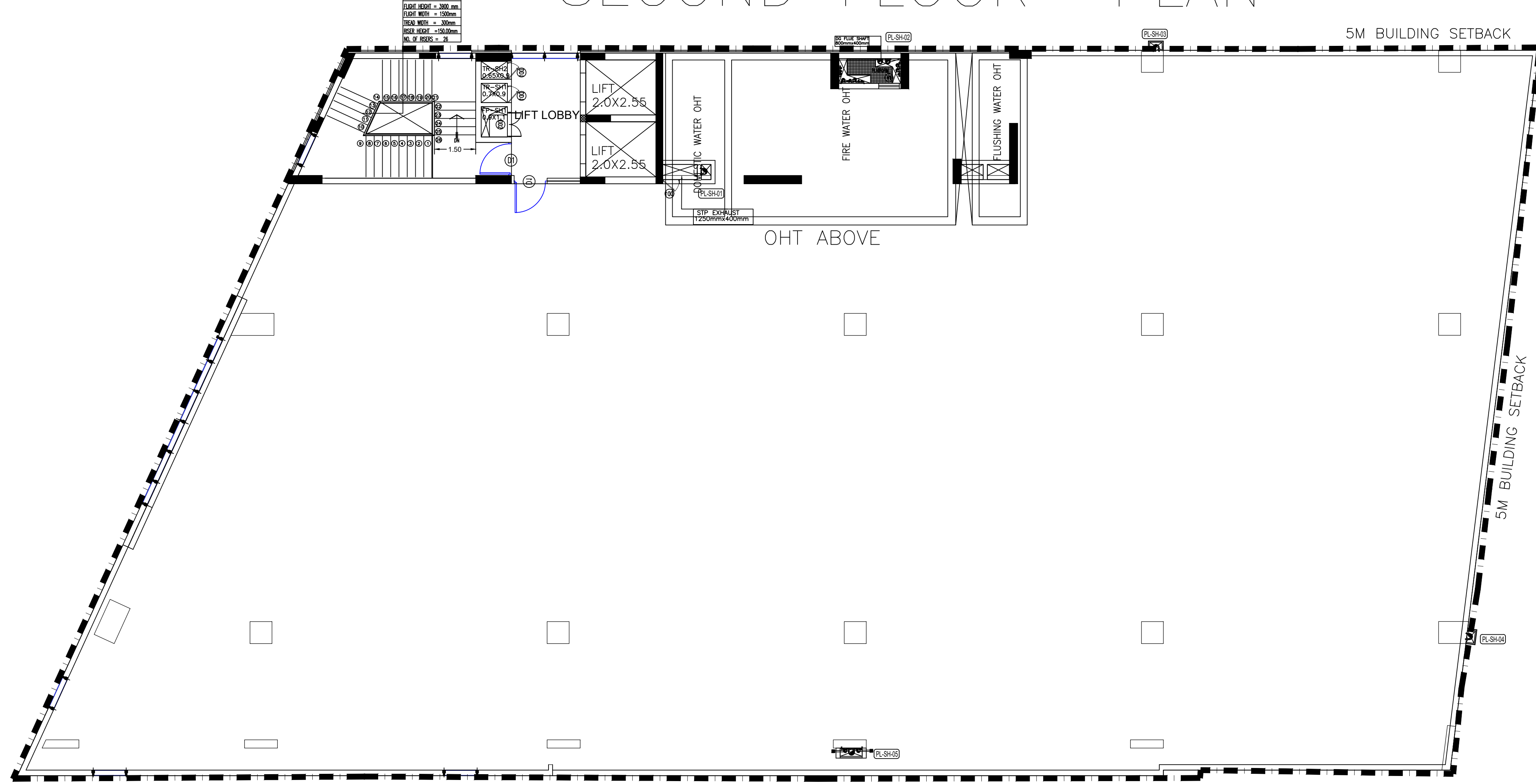
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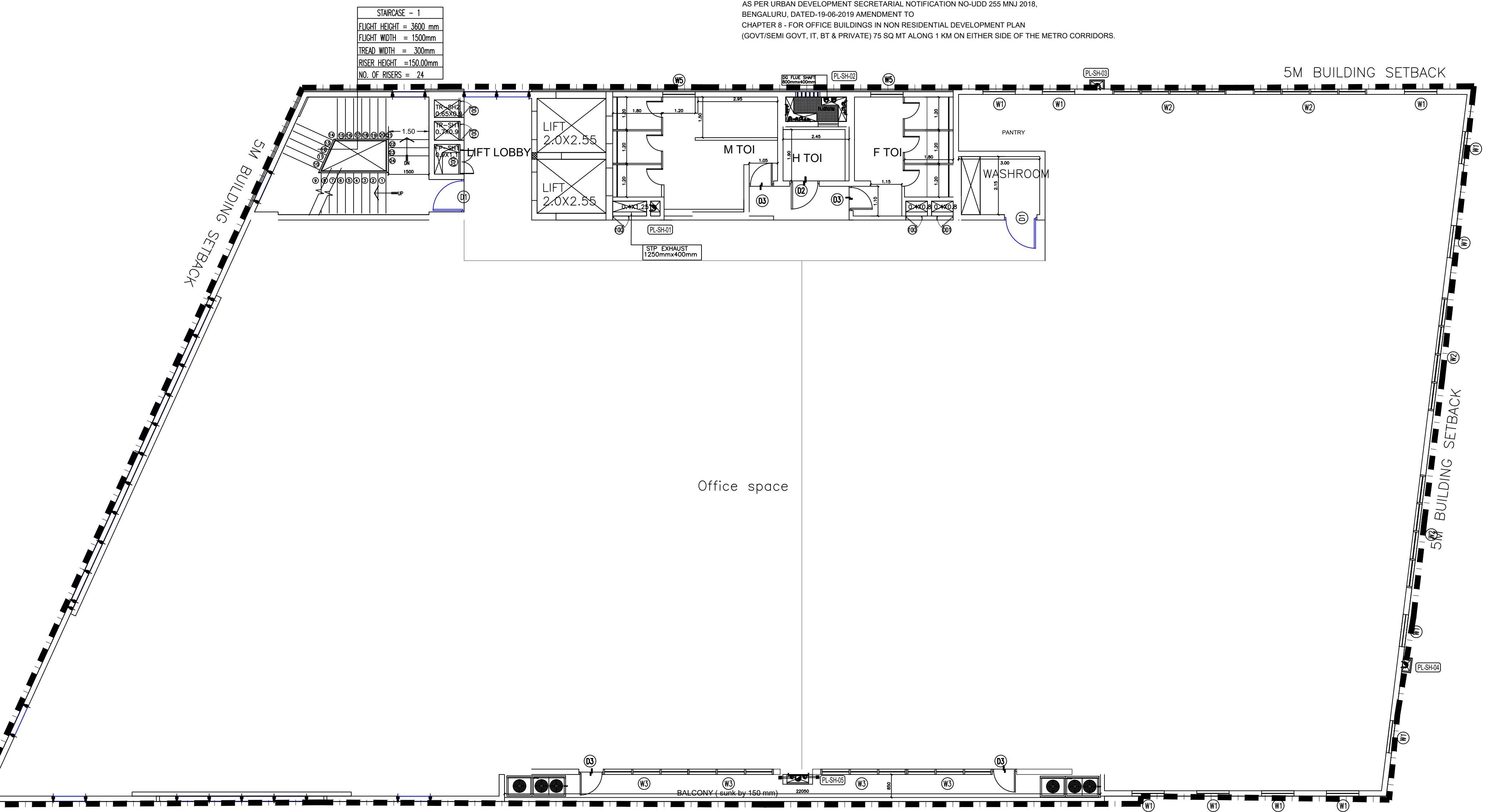
# FIRST FLOOR PLAN



# SECOND FLOOR PLAN



# TERRACE FLOOR PLAN



# THIRD FLOOR PLAN

Block :A (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)
		StarCase	Lift	L/R Machine	Void	Ramp	Parking			
Tension Floor	43.35	33.20	0.00	10.15	0.00	0.00	0.00	0.00	0.00	
Third Floor	1251.79	0.00	10.15	0.00	30.78	0.00	0.00	1210.86	0.00	
Second Floor	1251.79	0.00	10.15	0.00	30.78	0.00	0.00	1210.86	0.00	
First Floor	1250.57	0.00	10.15	0.00	71.26	0.00	0.00	1169.16	0.00	
Ground Floor	1211.38	0.00	10.15	0.00	126.36	0.00	0.00	1074.87	0.00	
Basement Floor	1632.08	0.00	10.15	0.00	297.47	1300.81	0.00	23.65	23.65	
Total	33.20	50.75	10.15	259.18	297.47	1300.81	4665.74	23.65	4689.40	
Total Number of Same Block	1									
Total	6640.96	33.20	50.75	259.18	297.47	1300.81	4665.74	23.65	4689.40	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOIS
A (BUILDING)	G3	0.90	2.10	08
A (BUILDING)	G2	1.10	2.10	04
A (BUILDING)	G1	1.20	2.10	04
A (BUILDING)	G4	1.50	2.40	01
A (BUILDING)	G01	2.40	2.40	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOIS
A (BUILDING)	W5	1.20	1.20	08
A (BUILDING)	W1	1.20	1.20	08
A (BUILDING)	W2	4.20	1.20	12

UnitBUA Table for Block :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR	1	OFFICE	1503.28	940.10	7	1
FIRST FLOOR	2	OFFICE	1150.38	1150.38	5	1
SECOND FLOOR	3	OFFICE	1186.71	1186.71	5	1
THIRD FLOOR	4	OFFICE	1188.77	1188.77	5	1
Total	-	-	4579.12	4665.96	22	4

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (BUILDING)	Commercial	Commercial Bldg	Bldg upto 15.0 M H	C3

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt)	Units	Reqd. Prop.	Car	Reqd. Prop.
A (BUILDING)	Commercial	Commercial Bldg	>= 0	50	4665.74	1	93
Total	-	-	-	-	-	-	93

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.mt)	Reqd.	Area (Sq.mt)	Achieved
Car	93	1278.75	28	381.00	
Two Wheeler	63	1278.75	63	866.25	
Other Parking	-	-	-	860.81	
Total	-	-	1416.25	1727.06	

FAR & Tenement Details

Block No.	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)	
			StarCase	Lift	L/R Machine	Void	Parking				
A	1	6640.96	33.20	50.75	10.15	259.18	297.47	1300.81	4665.74	23.65	4689.40
Total	1	6640.96	33.20	50.75	10.15	259.18	297.47	1300.81	4665.74	23.65	4689.40

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
 RAJAMMA, H.VENKATA LAKSHMAMMA alias RAJAMMA, G.JAYAMMA, G.SHANTAMMA, G.KAMAKSHAMMA, G.KEMPAMMA Hoysala nagar , Old madras road

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Grish D No.26, Bhudevilya, 2nd main road, kalyanannagar, No.26, Bhudevilya, 2nd main road, kalyanannagar, BCC/B.L-3.6/E-3672/2012-13

PROJECT TITLE : PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING AT SITE NO - 114/5, OLD MADRAS ROAD, HOYSALA NAGAR, WARD NO-80, BANGALORE.

DRAWING TITLE : 2056245413-03-02-2020 05-07-03S, SULLSOOR COM 4FEB

SHEET NO : 3

Approval Condition:  
 The Plan Sanction is issued subject to the following conditions:  
 1. Sanction is accorded for the Commercial Building at 114/5, Hoysala nagar, Old madras road Bangalore.  
 2. Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.  
 3. 1/1276 area reserved for car parking shall not be converted for any other purpose.  
 4. Development charges towards the capacity of water supply, sewerage and power main line to be paid to BWSSB and BESCOM if any.  
 5. Necessary steps for surveying telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.  
 6. The applicant shall not stock any building material / debris on footpath or on roads or on drains.  
 7. The debris shall be removed and transported to the dumping yard.  
 8. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, noise & other nuisances 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 frames and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be 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 referred to the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the first time.  
 13. Technical personnel / applicant / owner in the case may be shall strictly adhere to the rules and responsibilities specified in Schedule - IV (Bye-law No. 3) under sub-section (iv) (a) to (b).  
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 15. On completion of foundation or footing before erection of walls on the foundation and in the case of column structure before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained. If the building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.  
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 18. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for potable purpose or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 30(a).  
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 21. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

COLOR INDEX

AREA STATEMENT (BBMP)	VERSION NO. 1.0.11
PROPOSED WORK (COVERAGE AREA)	VERSION DATE: 01/11/2018
EXISTING (To be retained)	
EXISTING (To be demolished)	

PROJECT STATEMENT (BBMP)

PROJECT STATEMENT (BBMP)	VERSION NO. 1.0.11
Authority: BBMP	Plot Use: Commercial
Project No: BBMP/PL/Com_EST/1435/19-20	Plot SubUse: Commercial Bldg
Application Type: General	Land Use Zone: Residential (R20)
Proposed Type: Building Permission	PlotSub Plot No: 114/5
Nature of Sanction: New	Khasra No. (As per Khasra Extract): 114/5
Location: Hoysala	Locality: Street of the property, Hoysala nagar, Old madras road
Building Line Specified as per Z.R. NA	
Zone: Flat	
Sheet: Sheet-00	

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	52.00
Deduction for NetPlot Area		2433.30
Summative Free of Cost		160.23
Total		160.23
NET AREA OF PLOT	(A-Deductions)	2273.07

COVERAGE CHECK

Permissible Coverage Area (55.00 %)	1250.19
Proposed Coverage Area (53.29 %)	1211.39
Achieved Net coverage area (53.29 %)	1211.39
Balance coverage area (1.71 %)	38.80

FAR CHECK

Permissible FAR (As per zoning regulation 2015 (2.25))	5474.03
Additional FAR within (R20 and T1 for unimproved plot -)	0.00
Allowable FAR area (50% of Permi FAR)	0.00
Platinum FAR (As per Impact Zone I -)	0.00
Total Permi FAR area (2.25)	5474.03
Commercial FAR (55.00%)	4665.74
Proposed FAR Area	4689.39
Achieved Net FAR Area (1.93)	4689.39
Balance FAR Area (3.35)	785.54

BUILD UP AREA CHECK

Proposed Built up Area	6640.96
Substructure Area Add in BUA (Layout Lvl)	28.07
Achieved Built up Area	6667.63

Approval Date : 02/05/2020 2:18:09 PM

Payment Details

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1	BBMP/21677/CH19-20	BBMP/21677/CH19-20	45211.47	Online	9721920851	11/23/2020 12:20:02 PM	
	No.		Tax		Amount (INR)		Remark
	1		Scrutiny Fee		45211.47		

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The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST ) on date: 05/02/2020 vide Ip number: BBMP/Jt.Com./EST/1435/19-20 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 ENGINEER

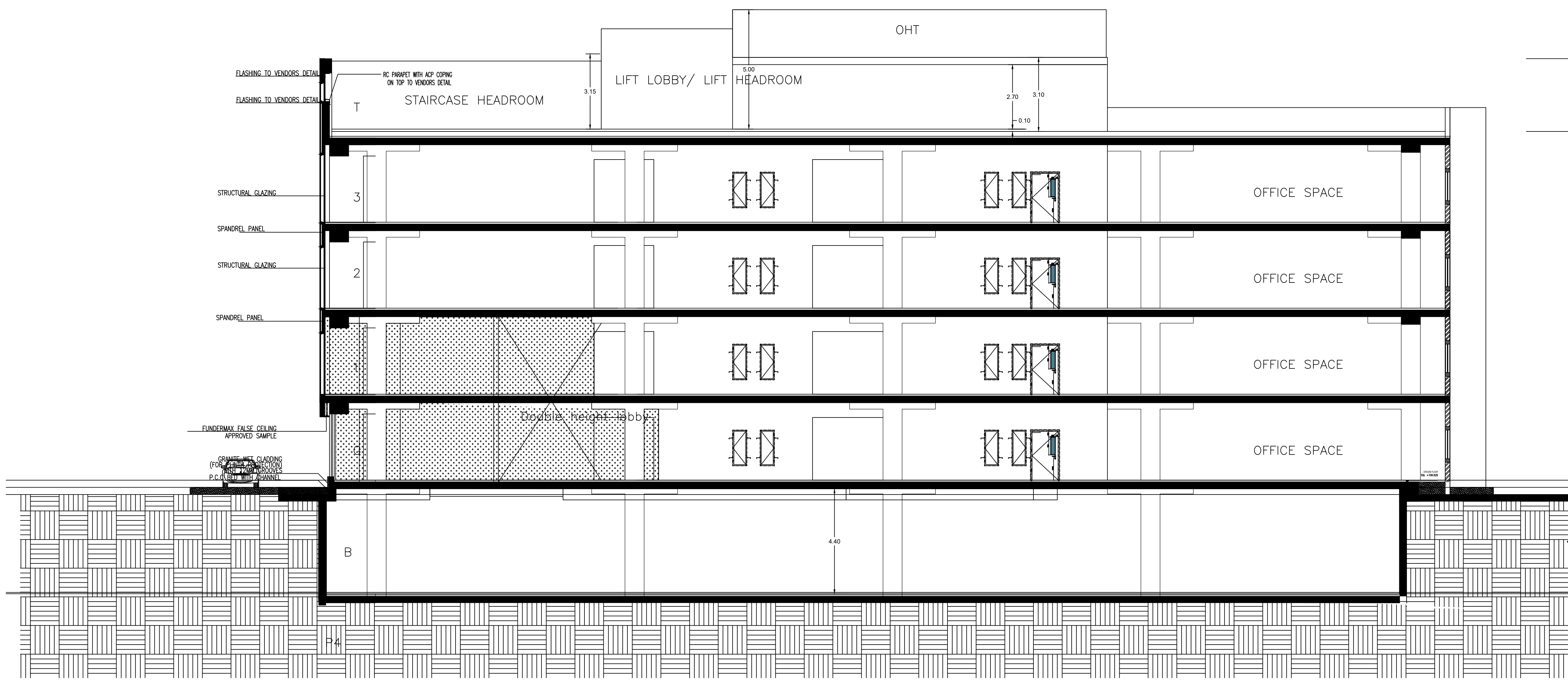
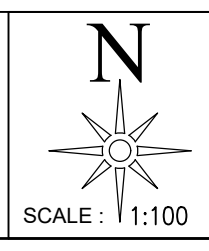
ASSISTANT DIRECTOR OF TOWN PLANNING (EAST )

BHRUHAT BENGALURU MAHANAGARA PALIKE

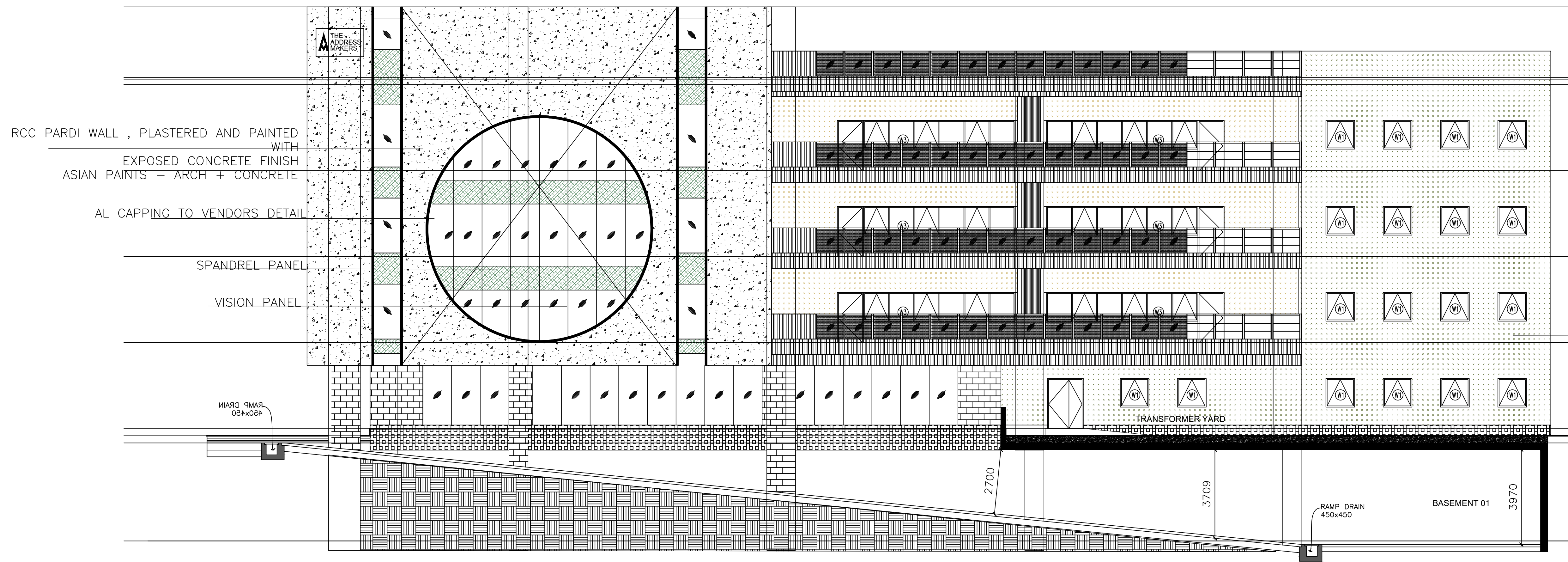




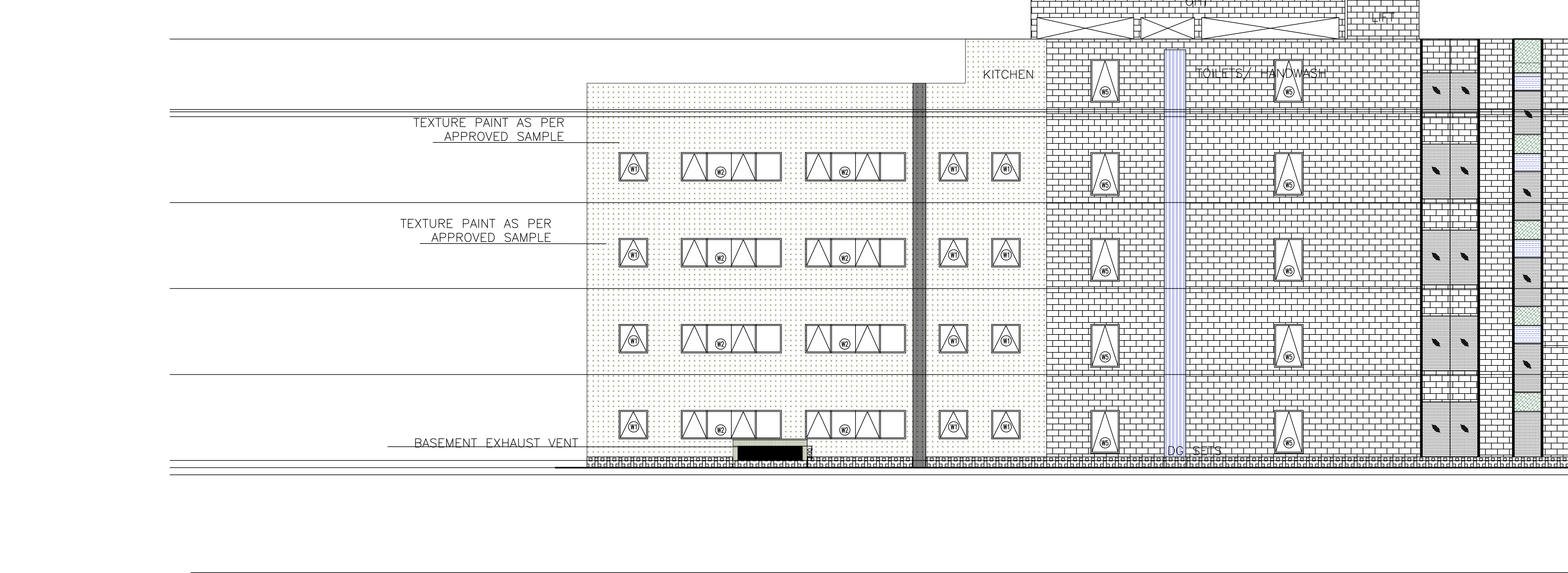




SECTION A-A



SECTION B



NORTH ELEVATION

**Block -A (BUILDING)**

Floor Name	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)						Proposed FAR Area (Sq.m)	Add Area (Sq.m)	Total FAR Area (Sq.m)
		StairCase	Lift	Mech. Room	Void	Ramp	Parking			
Terrace Floor	43.35	33.20	0.00	10.15	0.00	0.00	0.00	0.00	0.00	
Third Floor	1251.78	0.00	10.15	0.00	30.78	0.00	0.00	1210.86	0.00	
Second Floor	1251.78	0.00	10.15	0.00	30.78	0.00	0.00	1210.86	0.00	
First Floor	1251.78	0.00	10.15	0.00	30.78	0.00	0.00	1210.86	0.00	
Basement Floor	1632.06	0.00	10.15	0.00	297.47	1330.81	0.00	23.65	4689.40	
Total	6640.96	33.20	50.75	10.15	259.18	297.47	1330.81	4665.74	23.65	4689.40

**SCHEDULE OF JOINERY:**

BLOCK NAME	NAME	LENGTH	HEIGHT	MOS
A (BUILDING)	D1	5.00	2.15	08
A (BUILDING)	D2	1.10	2.10	04
A (BUILDING)	D3	1.50	2.10	04
A (BUILDING)	D4	1.50	2.40	01
A (BUILDING)	D5	2.40	2.40	01

**UnitBUA Table for Block -A (BUILDING)**

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	OFFICE	1033.24	940.10	7	1
FIRST FLOOR PLAN	2	OFFICE	1150.38	1150.38	5	1
SECOND FLOOR PLAN	3	OFFICE	1188.71	1188.71	5	1
THIRD FLOOR PLAN	4	OFFICE	1188.71	1188.71	5	1
Total			4579.12	4469.36	22	4

**Parking Check (Table 7b)**

Vehicle Type	No.	Reqd	Achieved
Car	53	1278.75	36
Mech Car	-	-	28
Total Car	53	1278.75	63
TwoWheeler	-	137.50	9
Other Parking	-	-	600.81
Total		1416.25	1727.68

**Required Parking (Table 7a)**

Block Name	Type	Sub Use	Area (Sq.m)	Reqd	Prop	Reqd/Unit	Car	TwoWheeler	Other
A (BUILDING)	Commercial Bldg	Office	4579.12	50	4665.74	1	53	9	63
Total				50	4665.74	1	53	9	63

**FAR & Tenement Details**

Block	No. of Same Bldg	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)						Proposed FAR Area (Sq.m)	Add Area (Sq.m)	Total FAR Area (Sq.m)
			StairCase	Lift	Mech. Room	Void	Ramp	Parking			
A (BUILDING)	1	6640.96	33.20	50.75	10.15	259.18	297.47	1330.81	4665.74	23.65	4689.40
Total		6640.96	33.20	50.75	10.15	259.18	297.47	1330.81	4665.74	23.65	4689.40

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date 05/02/2020 vide Ip number: BBMP/2017/CH/19-20 on 05/02/2020 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 :  
 B.KEMPAMMA, H.VENKATA LAKSHMAMMA alias RAJAMMA, G.JAYAMMA, G.SHANTAMMA, C.KAMAKSHAMMA, G.KEMPAMMA Hoysala nagar , Old madras road

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE  
 Girish D No.26, Bhudevini nilaya, 2nd main road, kalyananager, No.26, Bhudevini nilaya, 2nd main road, kalyananager, BCCBL-3.6/E-3672/2012-13

PROJECT TITLE :  
 PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING AT SITE NO - 114/5, OLD MADRAS ROAD, HOYSALA NAGAR, WARD NO-80, BANGALORE.

DRAWING TITLE : 2056245413-03-02-2020 05-07-03S\_SULSOOR COM-4FEB

SHEET NO : 5

**Approval Condition:**

1. This Plan Sanction is issued subject to the following conditions:
2. Sanction is accorded for the Commercial Building at 114/5, Hoysala nagar, Old madras road Bangalore.
3. Sanction is accorded for Basement + 10Ground + 3only.
4. Development charges towards increasing the capacity of water supply, sewerage and power main line to be paid to BWSSB and BESCOM if any.
5. Necessary steps for turning telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall submit all documents required in the construction work against any accident / unforeseen incidents arising during the time of construction.
7. The applicant shall not stock any building material / debris on footpaths or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
8. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, noise & 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 names 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 reported to 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 rules and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV (8) (a) to (b).
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 column 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 3(20).
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 plans, 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. If any of the above facts, 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 (Proceedings) Letter No. LDR/LET/2018, 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 the 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 respect the establishment and ensure the registration of establishment and workers working at construction site on 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 the Applicant / Builder / Owner / Contractor shall engage a construction worker in the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

**COLOR INDEX**

AREA STATEMENT (BMAP)	VERSION NO. 1.0.11	VERSION DATE: 01/11/2018
PROJECT DETAIL	Authority: BBMP	Plot Use: Commercial
Project No: BBMP/Adm/Com/EST/1435/19-20	Plot: Subdiv. Commercial Bldg	Land Use Zone: Residential (R20)
Application Type: General	Proposed: Plot No. 114/5	Nature of Sanction: New
Location: Hoysala	Area: As per Khata Extract: 114/5	Locality: Street of the property, Hoysala nagar, Old madras road
Building Line Specified as per Z.R. NA	Zone: East	
Sheet: West-090	Planning District: 206-Indragangar	
AREA DETAILS:	AREA OF PLOT (Minimum)	52.00 MT
	Summery Floor of Cost	2433.30
	Deduction for NetPlot Area	160.23
	Total	160.23
	NET AREA OF PLOT	(A-Deductions)
	Total	2273.07
	COVERED AREA CHECK	
	Permissible Coverage area (55.29 %)	1256.19
	Proposed Coverage Area (53.29 %)	1211.39
	Achieved Net coverage area (53.29 %)	1211.39
	Balance coverage area MT (1.71 %)	38.50
	FAR CHECK	
	Permissible F.A.R. as per zoning regulation 2015 (1.25)	2474.63
	Additional F.A.R. within Ring and T (for amalgamated plot -)	0.00
	Allowable F.A.R. (10% of Permissible FAR)	0.00
	Platinum FAR for Plot within Impact Zone I -	5474.63
	Total Permissible FAR area (1.25)	4665.74
	Commercial FAR (95.50%)	4489.39
	Proposed FAR Area	4489.39
	Achieved Net FAR Area (1.25)	4489.39
	Balance FAR Area (3.53)	176.24
	BUILT UP AREA CHECK	
	Proposed Built up Area	6640.96
	Substructure Area Add in BUA (Layout Liv)	26.07
	Achieved Built up Area	6667.03

**Approval Date: 02/05/2020 2:18:09 PM**

**Payment Details**

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/2017/CH/19-20	BBMP/2017/CH/19-20	45211.47	Online	972182085	12/20/2019	Remark
	No.	Treat	Amount (INR)				
	1	Scrutiny Fee	45211.47				