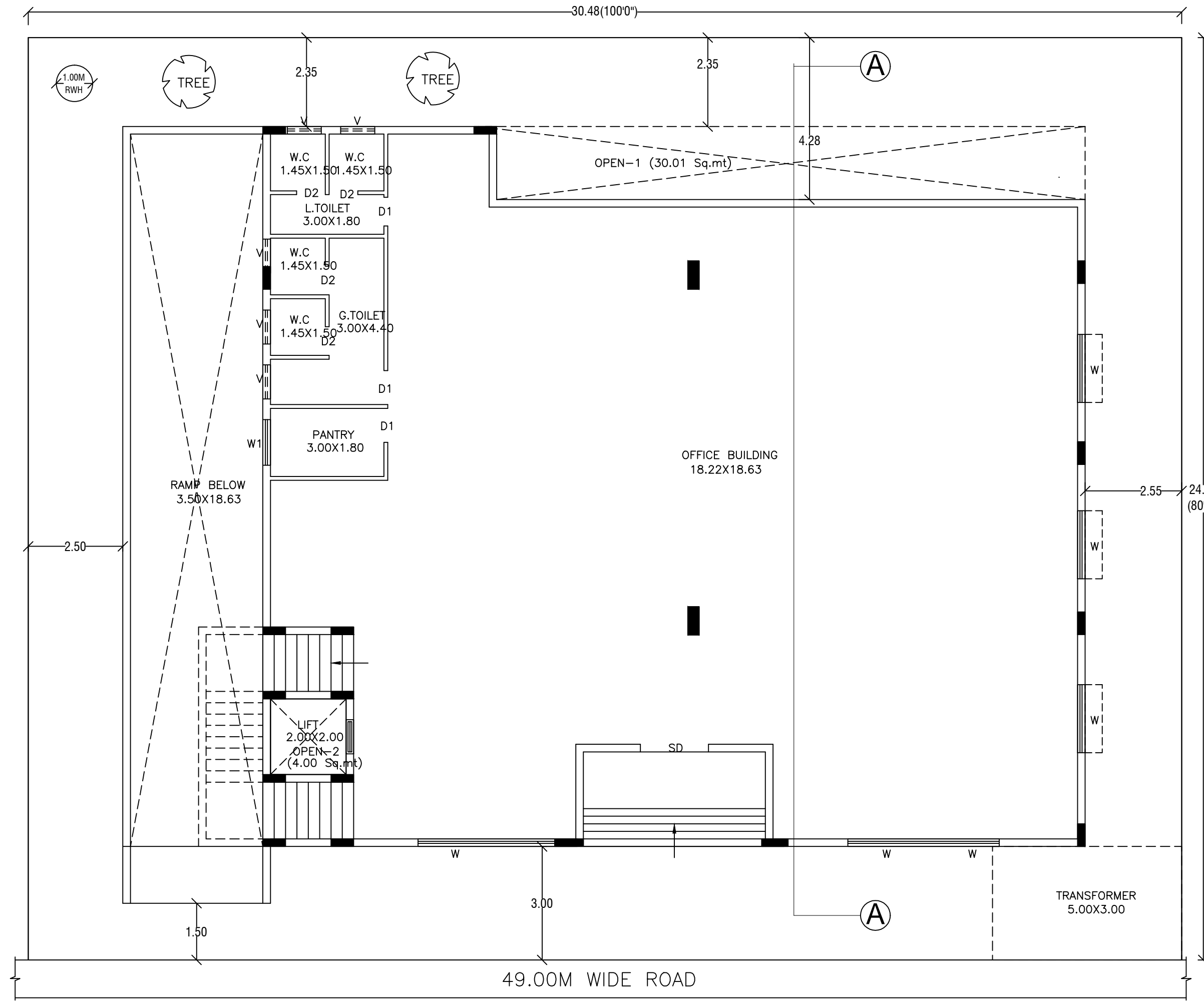
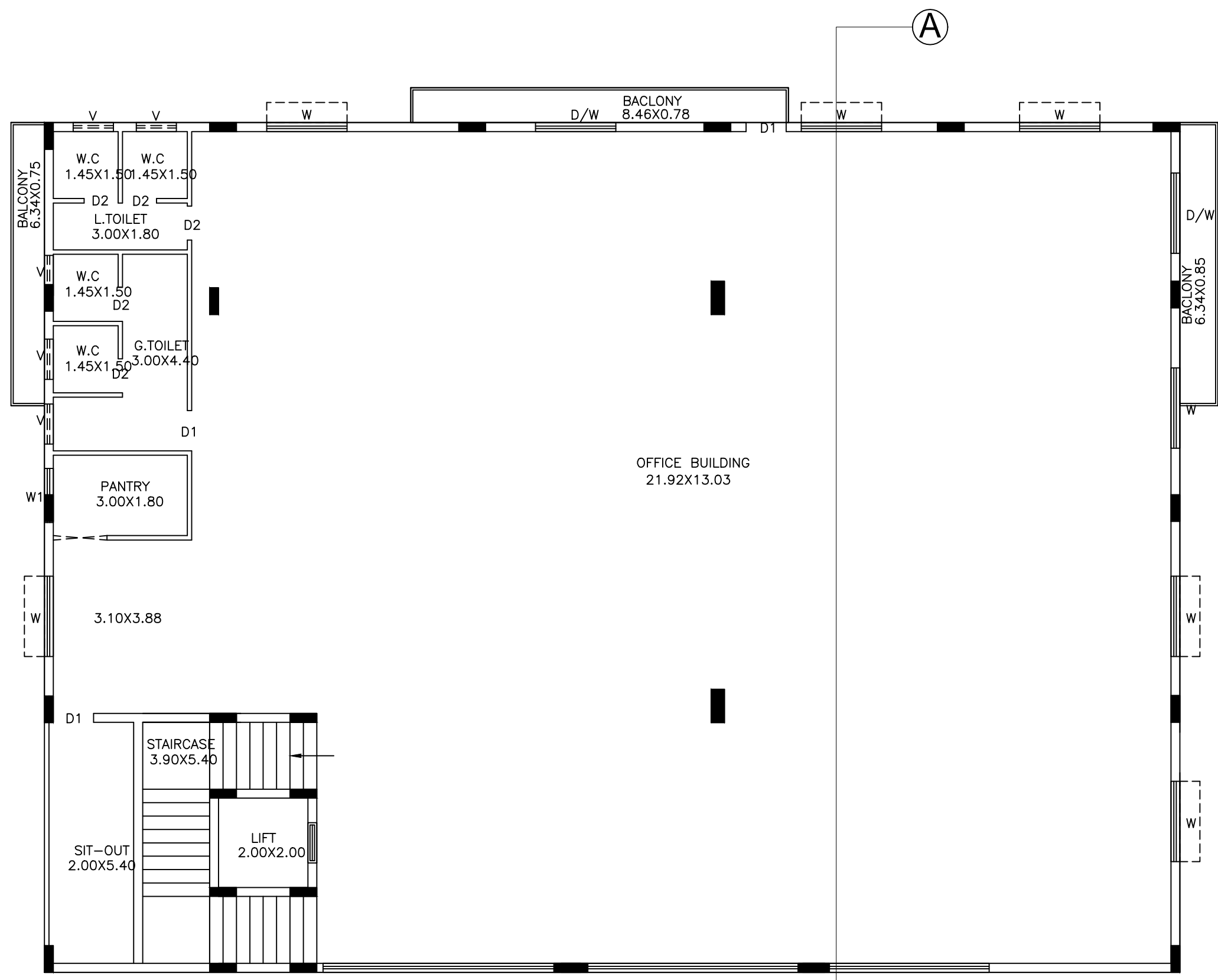


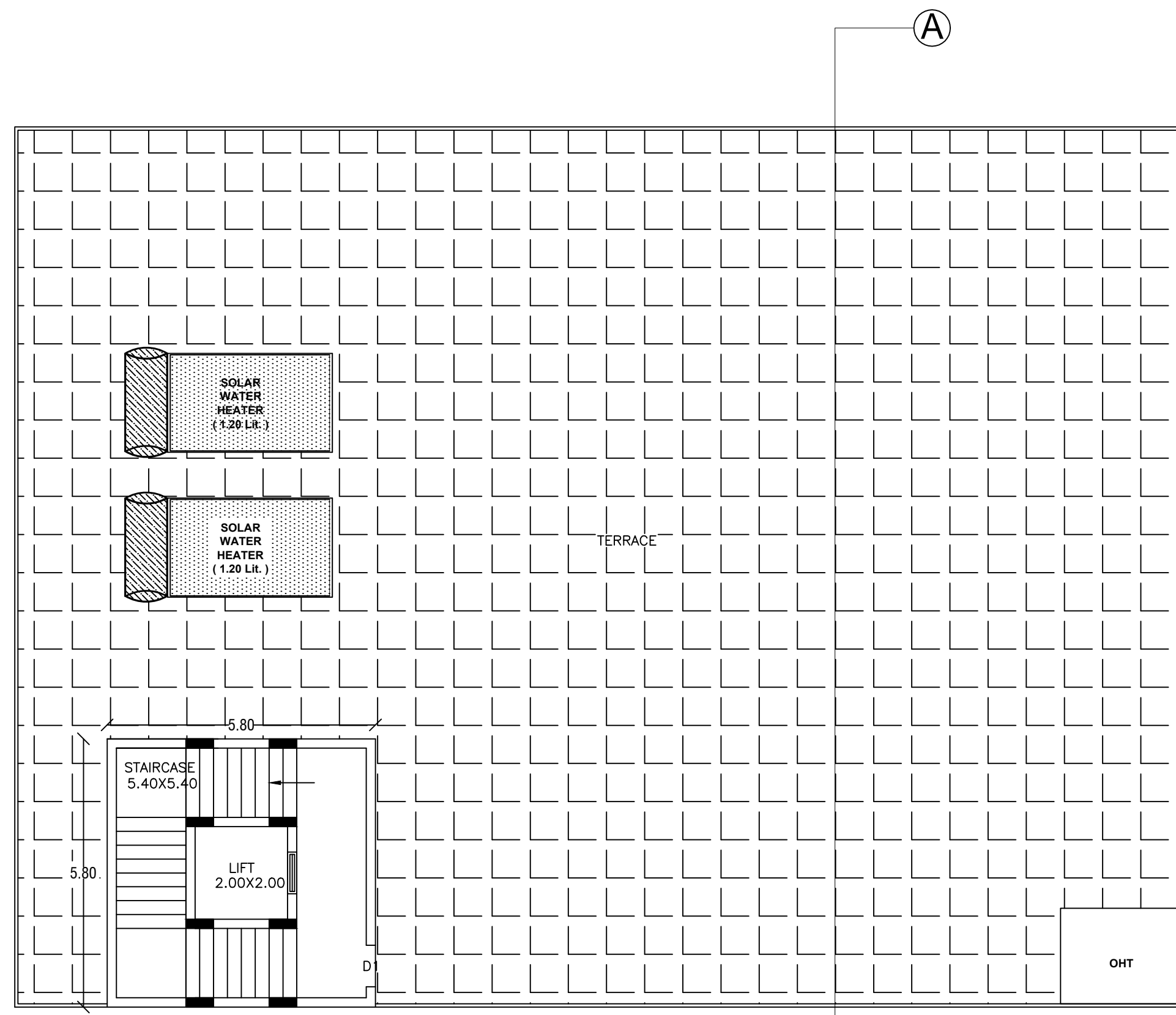
BASEMENT FLOOR PLAN



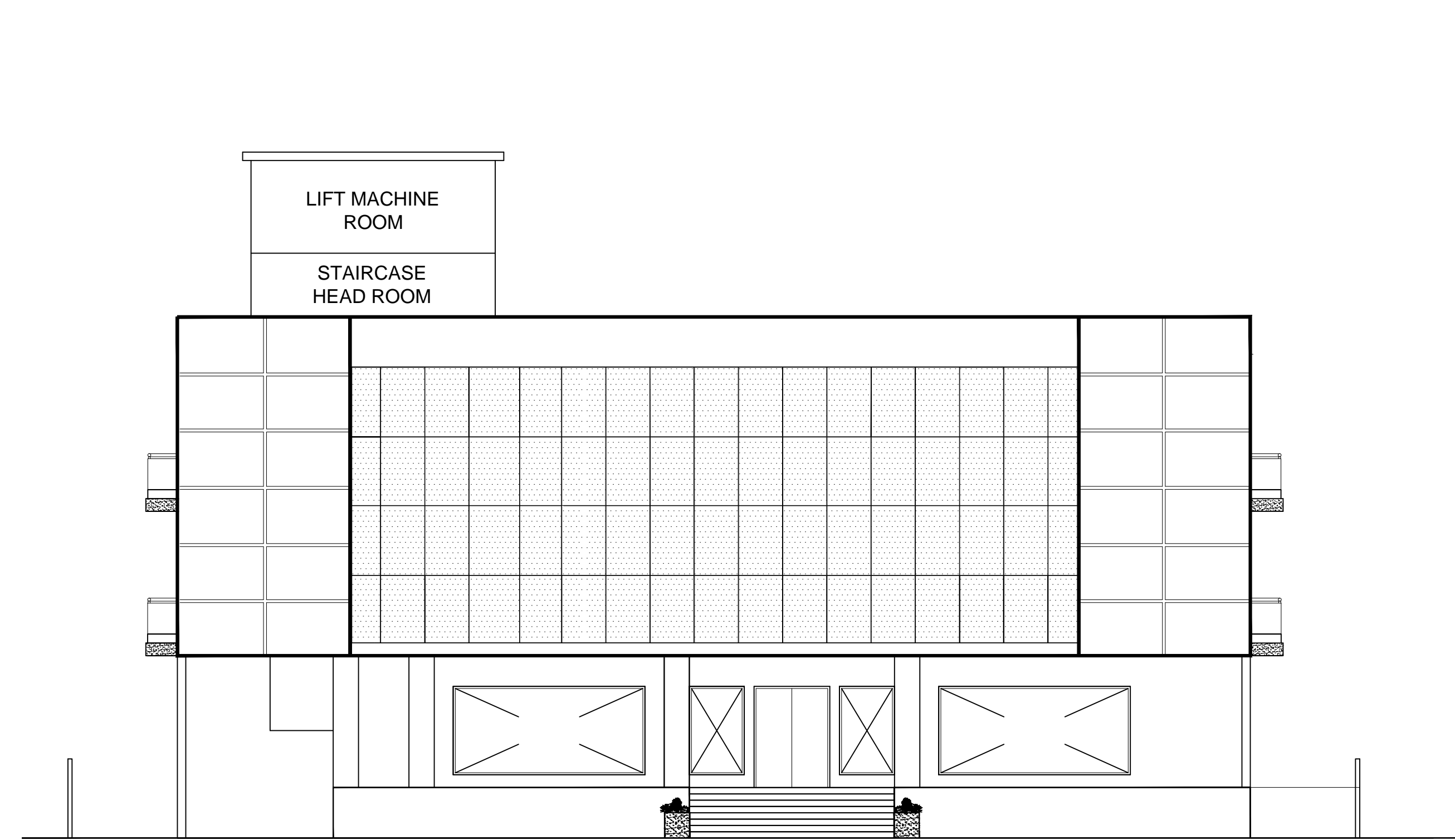
GROUND FLOOR PLAN



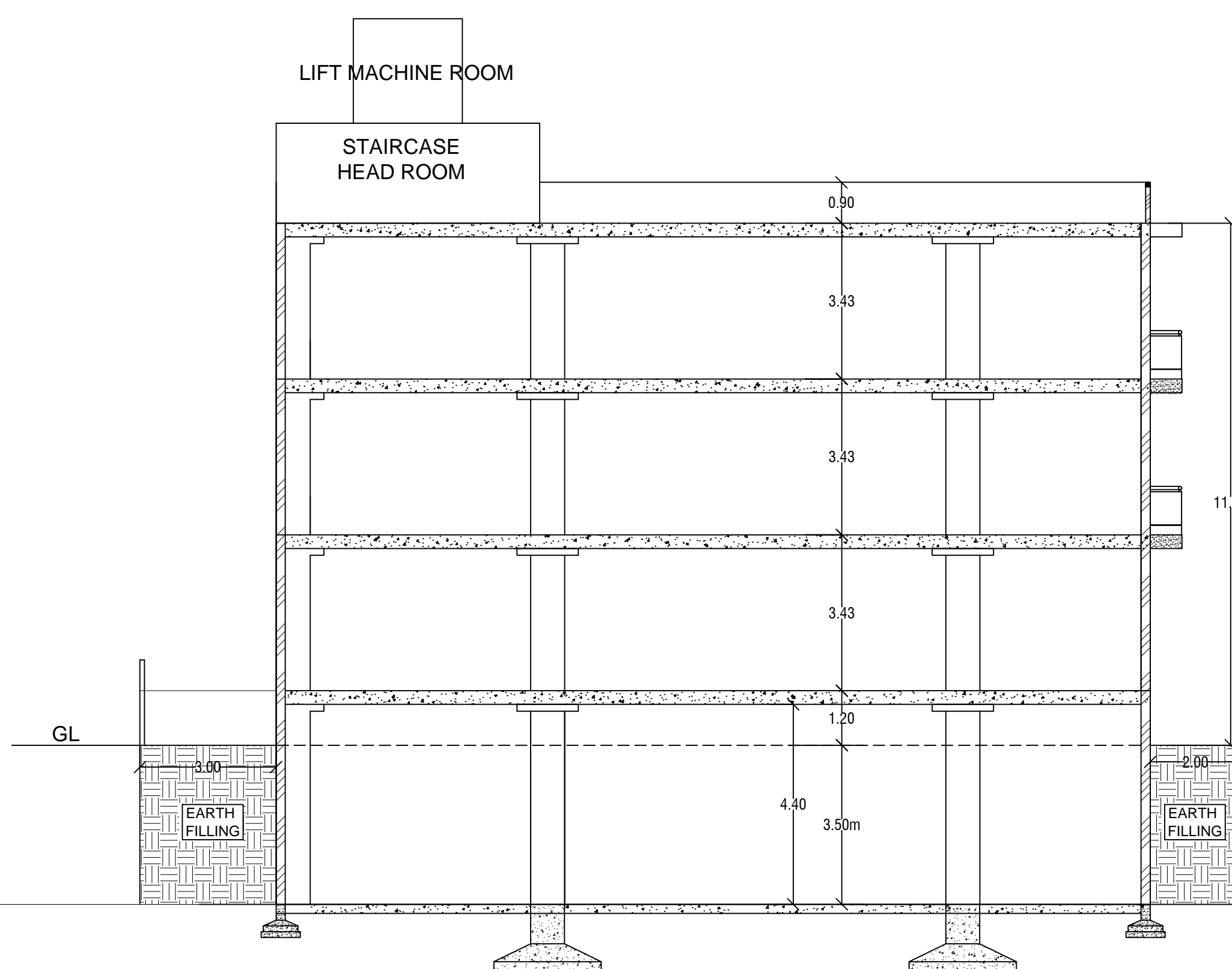
TYPICAL - 1st & 2nd FLOOR PLAN



TERRACE FLOOR PLAN



ELEVATION



SECTION ON AA

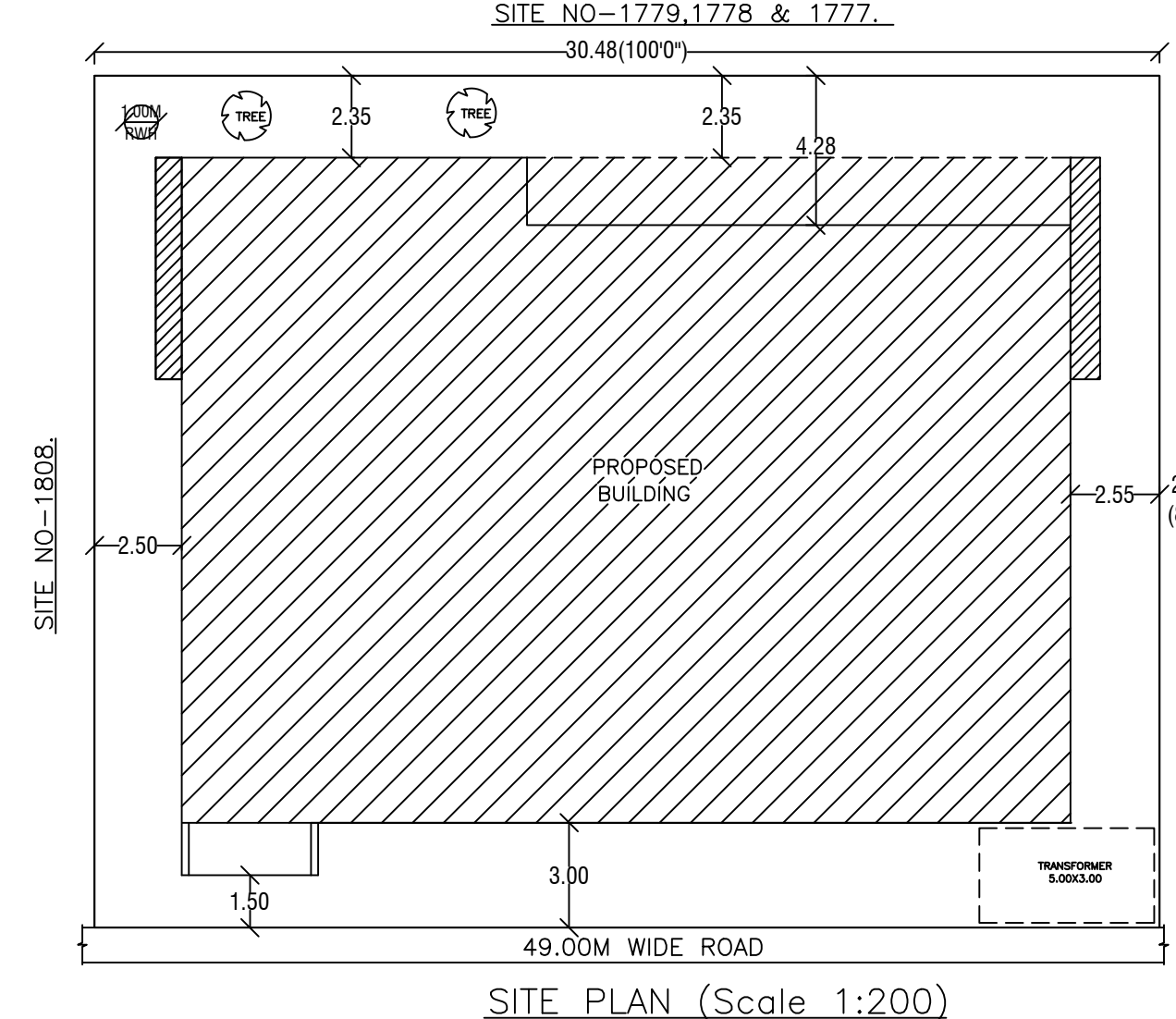
Approval Condition:
 This Plan Sanction is issued subject to the following conditions:
 1. Sanction is accorded for the Commercial Building at 1154/1809, 5TH BLOCK, HBR LAYOUT, BANGALORE, Bangalore at Corner of Blockament - I (2nd + 2nd).
 2. Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.
 3. 3.42.02 area reserved for car parking shall not be converted for any other purpose.
 4. Development charges levied on the capacity of water supply, sanitary and power main has to be paid to BSSB 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 erect any building material / debris on roads or on drains. The debris shall be removed and transported to near by dumping yard.
 8. The applicant shall maintain during construction work 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 name and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspection.
 12. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be referred 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 shall strictly adhere to the rules and responsibilities specified in Schedule - IV (Bye-law No. 3 (i) under sub-section (i) (a) to (i).
 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 BSSB 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 shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the concern about the risk involved in construction of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BMRP.
 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 (Hosahanghooke) Letter No. LD/95LET/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 job site.
 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
 4. Any point of time No 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. Obsolete MCO from the Labour Department before commencing the construction work is a must.
 5. BMRP will not be responsible for any dispute that may arise in respect of property in question.
 6. In case of 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 INDEX	
1	EXISTING (To be retained)
2	EXISTING (To be demolished)
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Approval Date: 02/28/2020 2:04:08 PM

Payment Details

Sr No	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BMRP/SHAS/CH/19-20	BMRP/SHAS/CH/19-20	36839.9	Online	676427103	02/20/2020 2:52:01 PM	-
	No.	Head	Amount (INR)				
	1	Survey Fee	36839.9				



SITE PLAN (Scale 1:200)

Block :A (COM)

Floor Name	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)					Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)
		StarCase	LR	LR Machine	Ramp	Commercial		
Terrace Floor	37.64	33.64	0.00	4.00	0.00	0.00	0.00	
Second Floor	500.68	0.00	4.00	0.00	0.00	496.68	496.68	
First Floor	500.68	0.00	4.00	0.00	0.00	496.68	496.68	
Ground Floor	371.47	0.00	4.00	0.00	0.00	367.47	367.47	
Basement Floor	576.36	0.00	0.00	0.00	0.00	576.36	576.36	
Roof	1986.83	33.64	12.00	4.00	92.43	1360.82	1360.83	
Total	1986.83	33.64	12.00	4.00	92.43	1360.82	1360.83	

Required Parking (Table 7a)

Block	Type	Sub Use	Area (Sq.m)	Units	Car	Prop.
A (COM)	Commercial	Small Shop	-	50	1	27
Total					1	27

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.m)	No.	Area (Sq.m)
Car	27	371.25	15	205.25
Two/Three Wheeler	-	-	15	205.25
Total Car	27	371.25	30	412.50
Two/Three Wheeler	-	-	0	0.00
Other Parking	-	-	-	0.00
Total		412.50		412.50

FAR & Tenement Details

Block	No. of Same Bldg.	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)					Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)
			StarCase	LR	LR Machine	Ramp	Commercial		
A (COM)	1	1986.83	33.64	12.00	4.00	92.43	1360.82	1360.83	
Grand Total	1	1986.83	33.64	12.00	4.00	92.43	1360.82	1360.83	

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
A (COM)	Commercial	Small Shop	Bldg upto 11.5 Met. Ht.	R

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1,2,FLOOR PLAN	0.75 X 6.54 X 1 X 2	9.82	33.50
	0.75 X 6.54 X 1 X 2	9.82	33.50
	0.85 X 6.54 X 1 X 2	10.78	33.50
Total			33.50

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COM)	D2	0.76	2.10	08
A (COM)	D1	1.10	2.10	09
A (COM)	D	1.50	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COM)	WS	0.90	1.20	15
A (COM)	WT	1.21	1.20	03
A (COM)	W	1.90	1.20	09

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (East) on date: 28/02/2020 vide Ip number: BMRP/Ad.Com./EST/1535/19-20 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.

Signature: *Chandana Kumar Advaithan*
 Designation: Assistant Director Town Planning
 Office: Assistant Director Town Planning
 Bangalore Nagarajaya, Bangalore
 Date: 11-04-2020 11:31:04

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST)

BHRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
 Smt. INDRA HARILAL BATHUA, & OTHERS. NO-1154/1809, 5TH BLOCK, HBR LAYOUT, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
 Rajashekhar Narayana Kakaraddi #4/1 2nd e main Bhopasandra new layout, Sanjaynagar BCCIBL-3/E-2881/2006-07

PROJECT TITLE:
 PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING AT SITE/KHATA NO-1154/1809, 5TH BLOCK, HBR LAYOUT, WARD NO-24, BANGALORE

DRAWING TITLE:
 1802352518-26-02-2020
 03-04-12S_MODIFIED

SHEET NO: 1