

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Commercial Building at 1/1, LEONARD LANE, RICHMOND TOWN , BANGALORE., Bangalore.

a).Consist of 1Ground + 3 only. 2.Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any

other use. 3.49.98 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 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

(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.

Block :A (COM)

Floor Name	Total Built Up Area		Deductio	ns (Area in S	Sq.mt.)			osed FAR (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area	Tnmt (No.)
Name	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Parking	Resi.	Commercial	Stair	(Sq.mt.)	(140.)
Terrace Floor	29.42	27.63	0.00	1.79	0.00	0.00	0.00	0.00	0.00	0.00	00
Third Floor	62.40	0.00	1.79	0.00	7.67	0.00	52.94	0.00	0.00	52.94	00
Second Floor	92.41	0.00	1.79	0.00	7.67	0.00	82.95	0.00	0.00	82.95	00
First Floor	92.40	0.00	1.79	0.00	2.06	0.00	88.55	0.00	0.00	88.55	01
Ground Floor	77.89	0.00	1.79	0.00	0.00	49.98	0.00	15.29	10.83	26.12	00
Total:	354.52	27.63	7.16	1.79	17.40	49.98	224.44	15.29	10.83	250.56	01
Total Number of Same Blocks	1										
Total:	354.52	27.63	7.16	1.79	17.40	49.98	224.44	15.29	10.83	250.56	01

The plans are approved in accordance with the acceptance for approthe Joint Commissioner (EAST) on date: 11/10/2019 lp number: _____BBMP/Ad.Com./EST/0164/19-20___ _ subjec terms and conditions laid down along with this building plan approva

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

D. a. malle eff

Name : D K MADHUSUDHAN Designation : Assistant Director Town Planning (ADTP) Organization : bruhat bangalore mahanagar palike.... Date : 28-Nov-2019 14: 25:43

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST

BHRUHAT BENGALURU MAHANAGARA PALIKE

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					SCALE : 1:100					
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	EXISTING (To be demolished)	•							
EA STATEM	ENT (BBMP)		VERSION DATE: 01/11/2018							
nority: BBMF ard_No:			Plot Use: Commercial Plot SubUse: Small Shop							
	EST/0164/19-20 e: General		ne: Residential (Main)							
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e: East	ecified as per Z.R: NA									
-	: 209-Shanthi Nagar									
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	ermissible F.A.R. as per zo		<u> </u>		275.59					
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PROJECT	DETAIL:				DATE: 01/11/20)18					
Authority: B Inward_No: BBMP/Ad.C)164/19-20		Plot Use: Co Plot SubUse	ommercial e: Small Shop						
Application	Type: Ger			Land Use Zo Plot/Sub Plo	one: Residentia ot No.: 1/1	al (Main)					
Nature of Sa Location: R		ew						D LANE, RICHI	MOND TOW	'N,	
Building Lin Zone: East	e Specifie	d as per Z.R: NA									
_	strict: 209-	Shanthi Nagar									
	PLOT (Mi	,		(A)						SQ.MT. 157.48	
	A OF PLO GE CHEC		rea (75.00	(A-Deduction	ns)					157.48	
	Propos	ed Coverage Are ed Net coverage	ea (49.46 %	(o)						77.89	
FAR CHE	Balance CK	e coverage area	left (25.54	%)						40.22	
	Additio	sible F.A.R. as p nal F.A.R within	Ring I and	II (for amalga	· ,					275.59	
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Payment D Sr No.	etails C)/11/2019 1:4 hallan umber)80/CH/19-20 No.	Rec	ceipt nber 0/CH/19-20	Amount (INR) 3393 Head		line	Transaction Number 8491028971 Amount (INR	05/24/ 8:07:0	2019 8 PM	Remark -
Require	d Pai	1 rking(Tab	ole 7a		utiny Fee			3393	-		
Block Name	Туре	SubUse	Area (Sq.mt.)		Inits Prop.	Reqd./U	Jnit	Car Reqd. P	rop.		
	Commercia Residentia	Bungalow	> 0 50 - 225	50 15.29 1 25 1 - 1			1 - 1 -				
arking	Total Cheo	: I ck (Table	 e 7b)	-	-	-		2	2		
Vehicle Ty	ype —	No.	Reqd.	ea (Sq.mt.)	No.	Achi		rea (Sq.mt.)			
Car Total Car		2 2		27.50 27.50	2			27.50 27.50	-		
TwoWheeler Other Parking		-		-	0			0.00 22.48			
Total				55.00	49.98						
Tnmt (No.)		/NER / GNATUF		4 HOL	DER S						
00		/NER'S MBER					P.				
00	Mr.	MOHAMN	IED TH	HANVEE	R. & Mrs	. SHA	HAF	RBAN TH	ANVEE	R.	
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