

COLOR INDEX

PROPOSED WORK (COVERAGE AREA)	██████████
EXISTING (To be retained)	██████████
EXISTING (To be demolished)	██████████

AREA STATEMENT (BBMP)	VERSION NO. 1.0.11	VERSION DATE: 01/11/2018
PROJECT DETAIL:	Plot Use: Industrial	
Authority: BBMP	Plot Sub Use: Household Industry	
Inward No.	BBMP/Adm Com./R/11/19-20	
Application Type/Category	Land Use Zone: Industrial (General)	
Proposed Type/Building Permission	Plot/Sub Plot No.: 244/1	
Nature of Sanction	Khas No. (As per Khata Extract): 244/1	
Location: Range	PFI No. (As per Khata Extract): 11-165-244/1	
Building Line Specified as per Z.R. NA	Locality / Street of the property: 11TH MAIN ROAD, 3RD PHASE, PEENYA INDUSTRIAL AREA, BANGALORE.	
Zone: Rajarajeshwari Nagar		
Ward: Ward-038		
Planning District: 214-Peenya		
AREA DETAILS:		SQ.MT
NET AREA OF PLOT (Minimum)	(A)	963.81
NET AREA OF PLOT	(A-Deductions)	963.81
COVERAGE CHECK:		
Permissible Coverage area (80.00 %)		578.29
Proposed Coverage Area (46.26 %)		445.88
Achieved Net coverage area (46.26 %)		445.88
Balance coverage area left (13.74 %)		132.41
FAR CHECK:		
Permissible F.A.R. as per zoning regulation 2015 (1.25)		1204.76
Additional F.A.R. within floor land/11/ as amalgamated plot (-)		0.00
Allowable TDR Area (50% of Perm FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm FAR Area (1.25)		1204.76
Industrial FAR (10.00%)		782.43
Proposed FAR Area		782.43
Achieved Net FAR Area (0.78)		782.43
Balance FAR Area (1.48)		442.33
BUILT UP AREA CHECK:		
Proposed Built Up Area		916.38
Substructure Area Addn in BUA (Layout Lvl)		15.00
Achieved Built Up Area		931.38

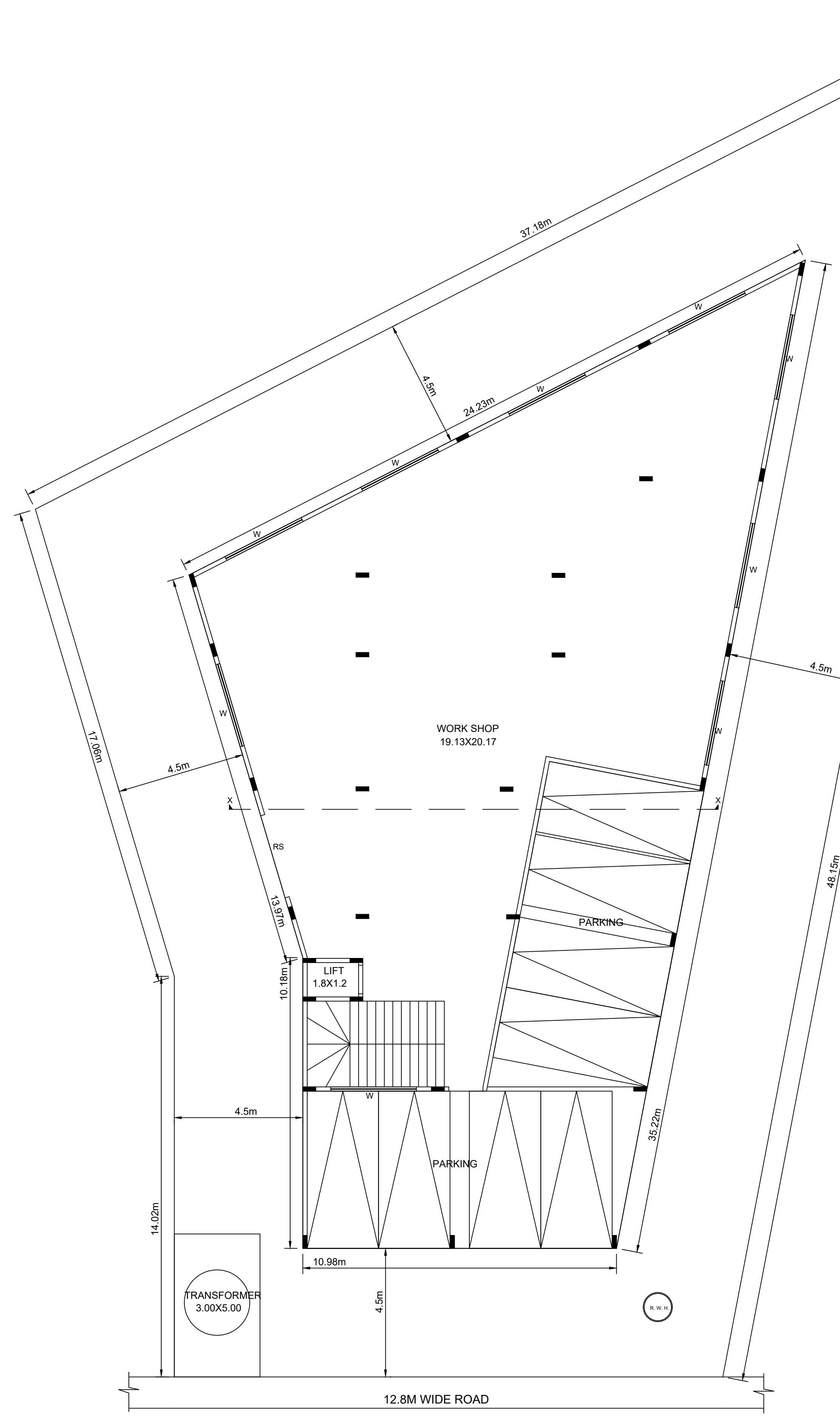
Approval Date : 02/26/2020 1:59:57 PM

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/19681/CH/19-20	BBMP/19681/CH/19-20	6415	Online	9154548449	10/03/2019	
	No.	Head	Amount (INR)	Remark			
	1	Scaling Fee	6415				



Approval Condition:

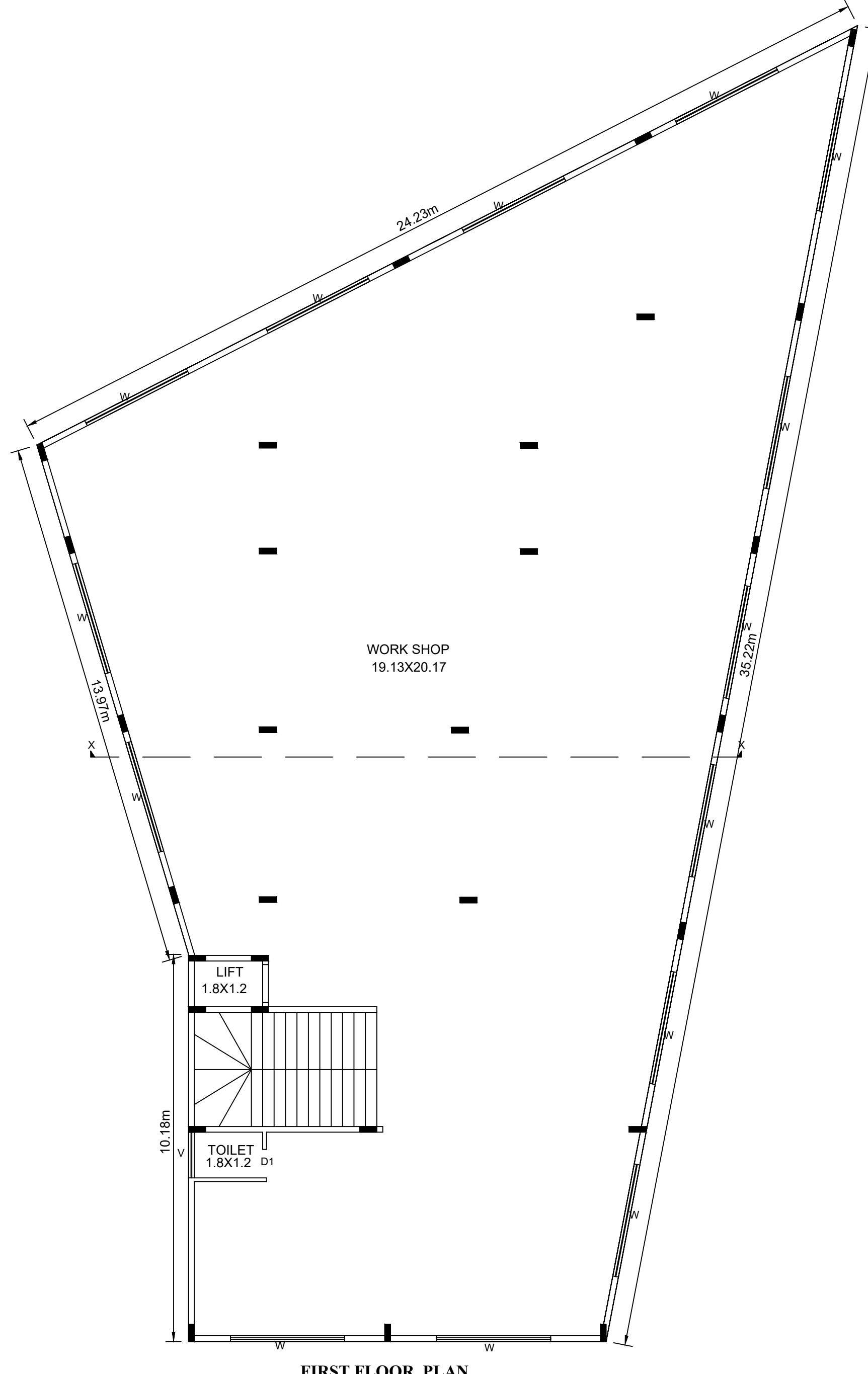
- This Plan Sanction is issued subject to the following conditions:
- Sanction is accorded for the Public and Semi Public Building at 244/1, 11TH MAIN ROAD, 3RD PHASE, PEENYA INDUSTRIAL AREA, BANGALORE, Bangalore.
 - Sanction is accorded for Public and Semi Public use only. The use of the building shall not be deviated to any other use.
 - 3.25.01 area reserved for car parking shall not be converted for any other purpose.
 - Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM as per.
 - Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall INSURE all workmen involved in the construction work against any accident /unwared incidents arising during the time of construction.
 - 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.
 - 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.
 - The applicant shall plant at least two trees in the premises.
 - 10.Permision 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 first time.
 - 13.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule (B) Bye-laws No. 3(i) under sub section (i) (a) to (h).
 - 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 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 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 first 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.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 ADENDUM (Hosakodagholodke) Letter No. LD/95A/LET/2013, dated: 01-04-2013:
- 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.
 - 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.
 - The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by firm.
 - At any point of time the 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:
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labor camps/ construction sites.
 - List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
 - Employment of child labour in the construction activities strictly prohibited.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.
 - BBMP will not be responsible for any dispute that may arise in respect of property in question.
 - 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.



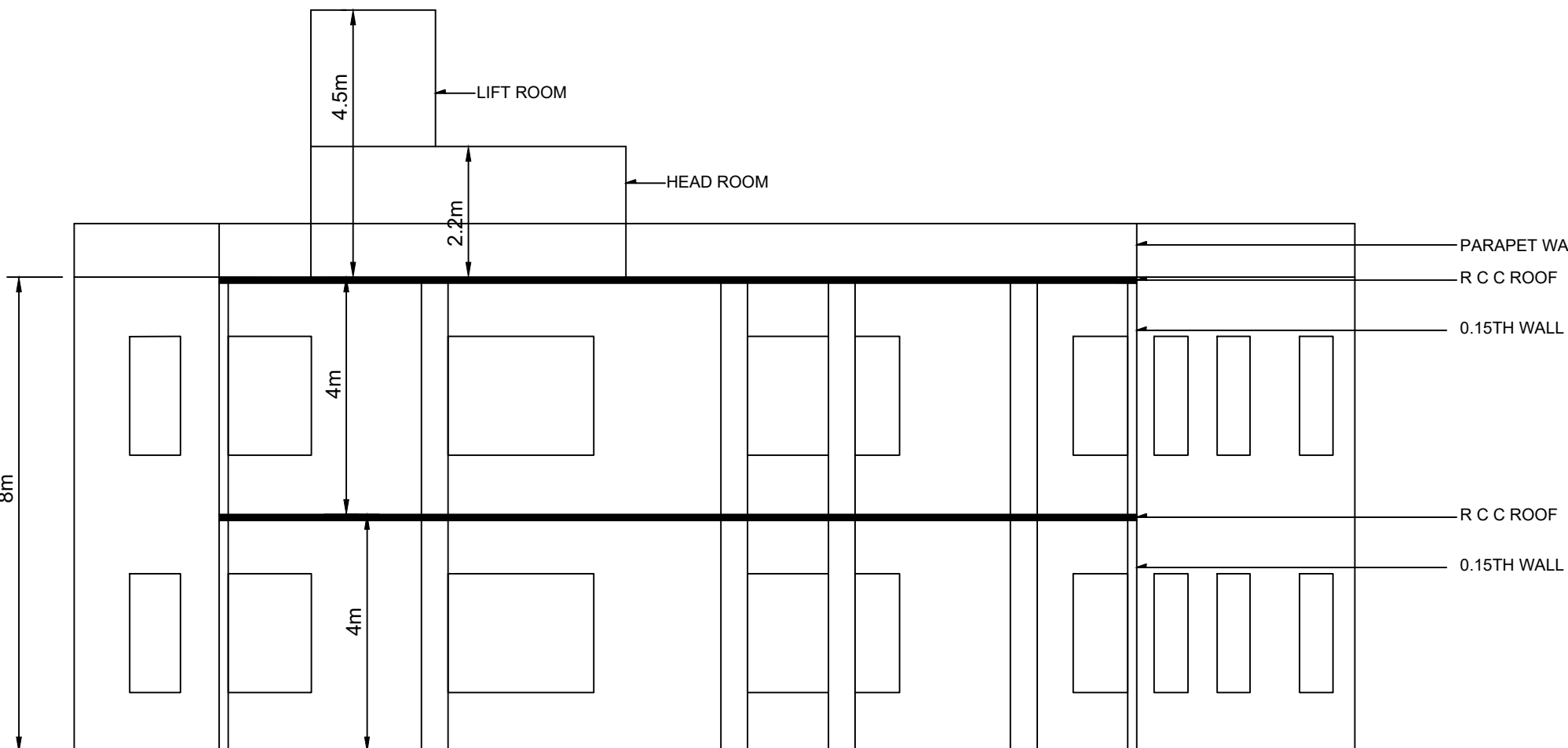
GROUND FLOOR PLAN



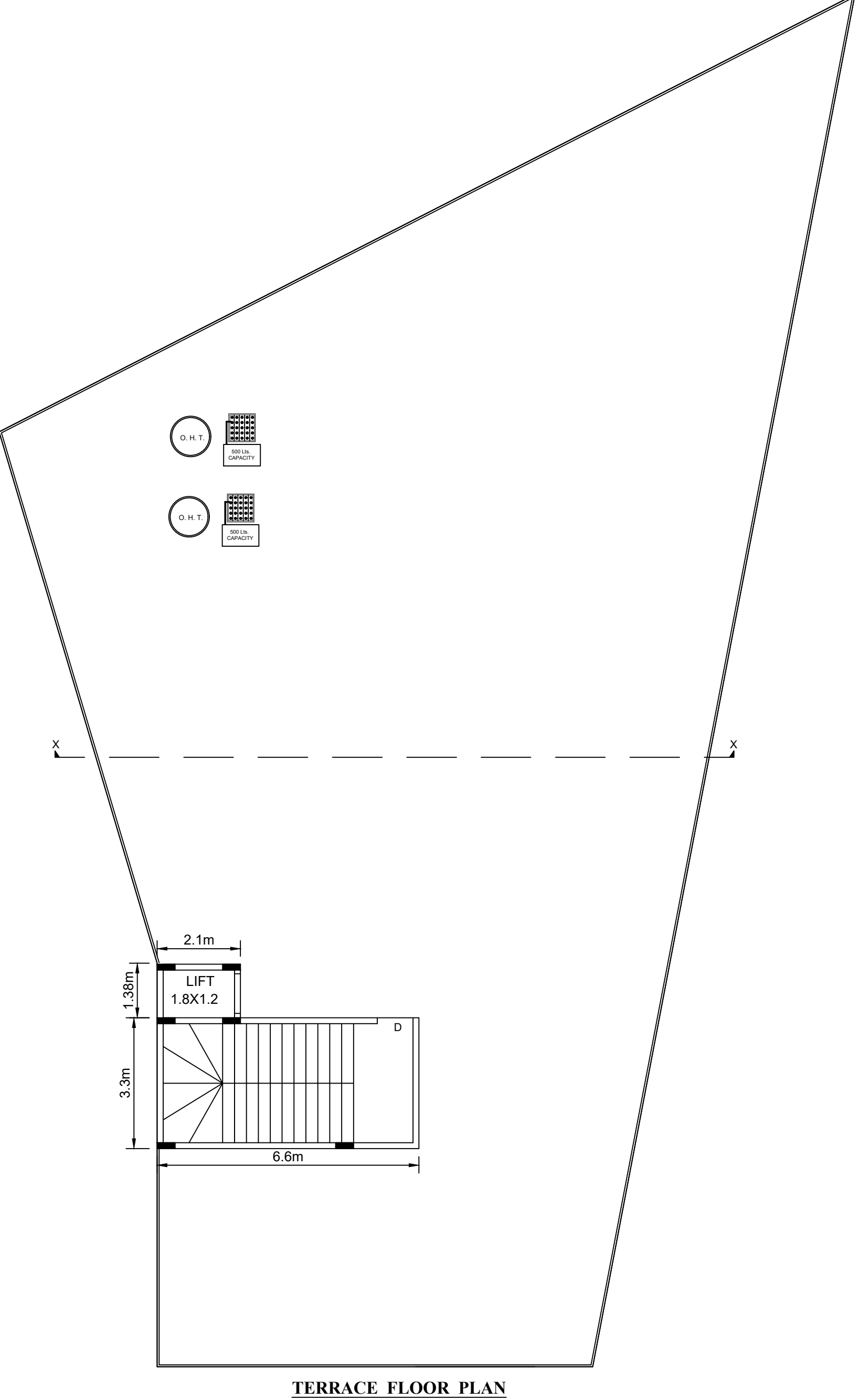
FRONT ELEVATION



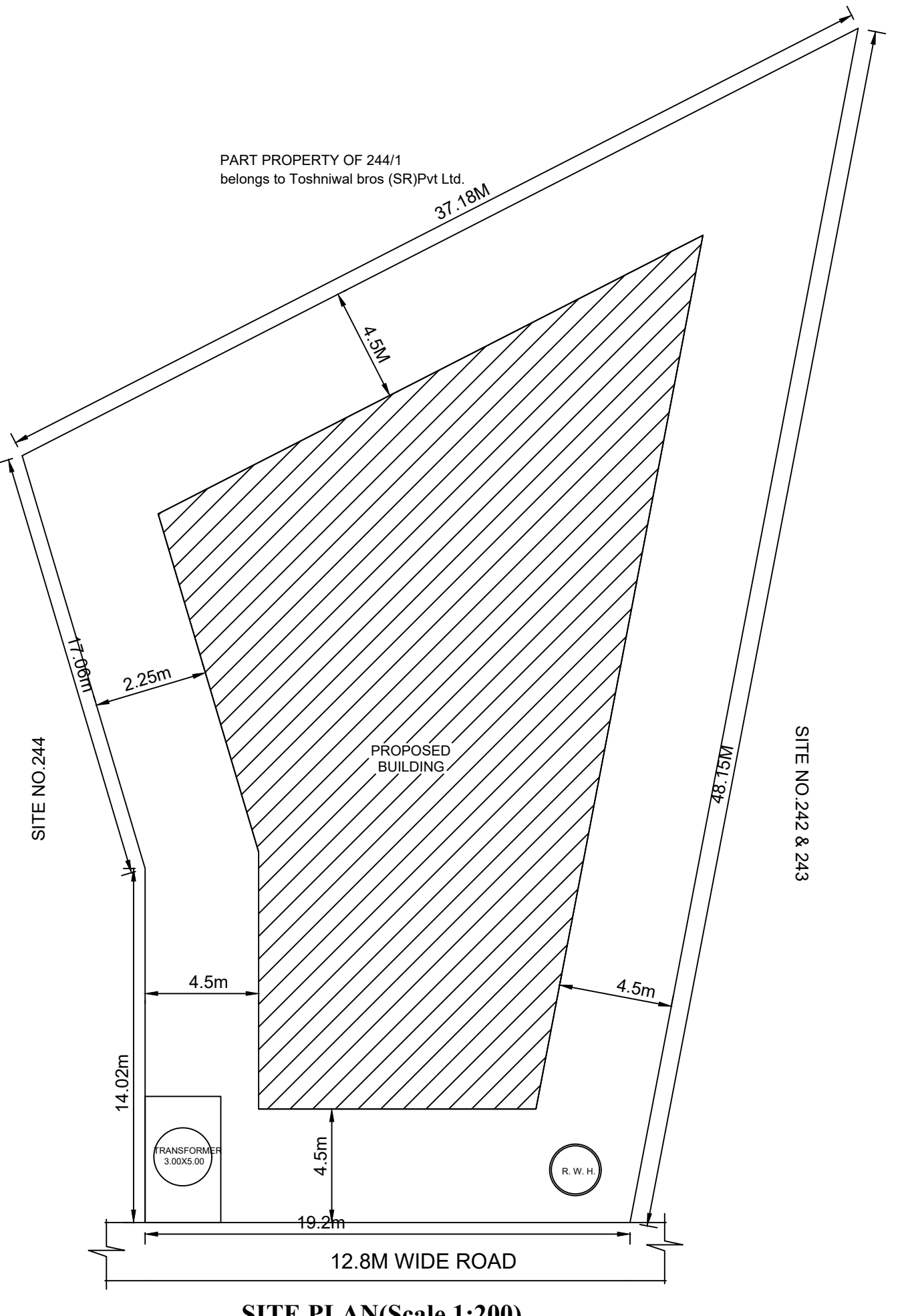
FIRST FLOOR PLAN



SECTION @ X-X



TERRACE FLOOR PLAN



SITE PLAN (Scale 1:200)

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
A (INDUSTRIAL)	Industrial	Household Industry	Blg upto 11.5m ht.	R

Required Parking (Table 7a)

Block Name	Type	Sub Use	Area (Sq.mt)	Units	Prop	Reqd	Unit	Car	Prop	Reqd	Unit	Prop	Reqd	Unit	Prop
A (INDUSTRIAL)	Industrial	Household Industry	> 0	100	782.43	1	8	-	-	-	-	-	-	-	-
Total								8	7	-	-	-	-	-	-

Parking Check (Table 7b)

Vehicle Type	Regd.	Achieved
Car	No. Area (Sq.mt)	No. Area (Sq.mt)
Car	8 110.00	7 85.25
Total Car	8 110.00	7 85.25
Two Wheeler	0 0.00	0 0.00
Lorry/Space	1 13.75	0 0.00
Other Parking	- -	- -
Total	151.25	235.01

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)
A (INDUSTRIAL)	1	916.38	21.78 4.32 2.84 125.01	782.43	782.43
Grand Total	1	916.38	21.78 4.32 2.84 125.01	782.43	782.43

Block A (INDUSTRIAL)

Floor Name	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)
Terrace Floor	24.62	21.78 0.00 2.84 0.00	0.00	0.00
First Floor	445.88	0.00 2.16 0.00 0.00	443.72	443.72
Ground Floor	445.88	0.00 2.16 0.00 125.01	318.71	318.71
Total	916.38	21.78 4.32 2.84 125.01	782.43	782.43

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (INDUSTRIAL)	DT	0.76	2.10	01
A (INDUSTRIAL)	ED	1.20	2.10	01
A (INDUSTRIAL)	RS	3.50	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (INDUSTRIAL)	v	1.20	1.20	01
A (INDUSTRIAL)	w	3.00	1.20	24

UnitBUA Table for Block A (INDUSTRIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF	OTHER	318.71	305.17	1	1
FIRST FLOOR PLAN	FF	OTHER	443.72	427.46	2	1
Total	-	-	762.43	732.63	3	2

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
GOVINDARAJU NO 244/1, 11TH MAIN ROAD, 3RD PHASE, PEENYA INDUSTRIAL AREA, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Shobha N no.06, Geleyara Balage 1st Stage, Mahalakshmpuram, Inno C Balaga 1st Stage, Mahalakshmpuram, Inno C BCCBL-3.2.3/E-2520/2003-04-Ca

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (RR, NAGAR) on date: 26/02/2020 vide Ip number: BBMP/Adm.Com./R/11/19-20 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 (RR, NAGAR)

BHRUHAT BENGALURU MAHANAGARA PALKE

PROJECT TITLE : PLAN SHOWING PROPOSED INDUSTRIAL BUILDING AT NO.244/1, 11TH MAIN, 3RD PHASE, PEENYA INDUSTRIAL AREA, BANGALORE.

DRAWING TITLE : 855791326-06-01-2020 11:52:38S_SGOVINDARAJU (INDS)

SHEET NO : 1