



Approval Condition :			
This Plan Sanction is issued subject to the following conditions :			
1.Sanction is accorded for the Commercial Building at 731/81/7 , HEMMIGEPURA, UTTARAHALLI SUB ZONE, Bangalore.			
a).Consist of 1Basement + 1Ground + 3 only.			
2.Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.		COLOR	INDEX
3.109.87 area reserved for car parking shall not be converted for any other purpose.	V	PLOT BOI	
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.	,	ABUTTING	
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space			ED WORK (COVERAGE AREA)
for dumping garbage within the premises shall be provided.			,
6. The applicant shall INSURE all workmen involved in the construction work against any accident			(To be retained)
/ untoward incidents arising during the time of construction.		EXISTING	(To be demolished)
7. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.	AREA STATEMENT (BBMP)		VERSION NO.: 1.0.11
The debris shall be removed and transported to near by dumping yard.			VERSION DATE: 01/11/2018
8. The applicant shall maintain during construction such barricading as considered necessary to	PROJECT DETAIL:		
prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.	Authority: BBMP		Plot Use: Commercial
9.The applicant shall plant at least two trees in the premises.	Inward_No:		Plot SubUse: Small Shop
10.Permission shall be obtained from forest department for cutting trees before the commencement	BBMP/Ad.Com./RJH/1404/19-20		•
of the work.	Application Type: General		Land Use Zone: Residential (
11.License and approved plans shall be posted in a conspicuous place of the licensed premises. The	Proposal Type: Building Permissi	on	Plot/Sub Plot No.: 731/81/7
building license and the copies of sanctioned plans with specifications shall be mounted on	Nature of Sanction: New		Khata No. (As per Khata Extr
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	Location: Ring-III		Locality / Street of the proper ZONE
Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in	Building Line Specified as per Z.	R: NA	
the second instance and cancel the registration if the same is repeated for the third time.	Zone: Rajarajeshwarinagar		
13. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and	Ward: Ward-198		
responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).	Planning District: 301-Kengeri		
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	AREA DETAILS:		
of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.	AREA OF PLOT (Minimum)		(A)
16. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the	NET AREA OF PLOT		(A-Deductions)
competent authority.	COVERAGE CHECK		, ,
17. Drinking water supplied by BWSSB should not be used for the construction activity of the building.	Permissible Cover	age area (75.00	(%)
18. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in	Proposed Coverage		
good repair for storage of water for non potable purposes or recharge of ground water at all times	Achieved Net cove		1
having a minimum total capacity mentioned in the Bye-law 32(a).	Balance coverage		

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.

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.

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".

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.

The plans are approved in accordance with the acceptance for approval l the Joint Commissioner (RR_NAGAR) on date: 08/11/2019 Ip number: <u>BBMP/Ad.Com./RJH/1404/19-20</u> subject to subject terms and conditions laid down along with this building plan approval. _ subject to

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

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR

BHRUHAT BENGALURU MAHANAGARA PALIKE

Block Name	Туре	SubUse	Area	Units			Car	
			(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (COMMERCIAL	Residential	Plotted Resi development	50 - 225	1	-	1	4	-
RESIDENTIAL)	Commercial	Small Shop	> 0	50	49.23	1	1	-
	Total :		-	-	-	-	5	5
Parking Check (Table 7b)								

Vehicle Type	Re	eqd.	Achieved		
venicie rype	No. Area (Sq.mt.)		No.	Area (Sq.mt.)	
Car	5	68.75	5	68.75	
Visitor's Car Parking	1	13.75	0	0.00	
Total Car	6	82.50	5	68.75	
TwoWheeler	-	27.50	0	0.00	
Other Parking	-	-	-	41.12	
T ()		440.00	400.07		

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area	[Deduction	ns (Area in S	Sq.mt.)			osed FAR ı (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than
		(Sq.mt.)	StairCase	Lift	Lift Machine	Duct	Parking	Resi.	Commercial	Stair	(09.111.)		Tenement
A (COMMERCIAL RESIDENTIAL)	1	720.62	22.95	13.50	2.70	7.53	109.87	498.01	49.23	16.83	564.07	04	27.61
Grand Total:	1	720.62	22.95	13.50	2.70	7.53	109.87	498.01	49.23	16.83	564.07	4.00	27.61

Area in Sq.mt.)				osed FAR (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area	Tnmt (No.)	Carpet Area other
ft lachine	Duct	Parking	Resi.	Commercial	Stair	(Sq.mt.)	(110.)	than Tenement
2.70	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
0.00	2.51	0.00	156.80	0.00	0.00	156.80	02	0.00
0.00	2.51	0.00	156.80	0.00	0.00	156.80	01	0.00
0.00	2.51	0.00	156.80	0.00	0.00	156.80	01	0.00
0.00	0.00	109.87	0.00	49.23	16.83	66.06	00	0.00
0.00	0.00	0.00	27.61	0.00	0.00	27.61	00	27.61
2.70	7.53	109.87	498.01	49.23	16.83	564.07	04	27.61

LENGTH	HEIGHT	NOS
0.76	2.10	07
0.90	2.10	15
1.05	2.10	04
1.50	2.10	01

LENGTH	HEIGHT	NOS		
1.20	1.20	07		
2.00	1.20	53		
2.80	1.20	01		
A COMMERCIAL RESIDENTIAL				

Туре	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
	49.23	49.23	2	1
	156.80	156.80	8	2
	57.66	57.66	5	0
	57.33	57.33	5	2
	477.81	477.81	28	5

	THE PLAN OF THE PROPOSED 20% COMMERCIAL & RESIDENTIAL BUILDING AT SITE NO -731/81/7.HEMMIGEPURA, UTTARAHALLI SUB ZONE, BANGALORE, WARD NO - 198.
	OWNER'S
	1). SHASHANK SHEKHER.
	2). SONAL VARSHNEY.
	3). RITU VARSHNEY.
	4). SANJAY KUMAR VARSHNEY.
OWNER / GPA HOLDER SIGNATURE	΄S
OWNER'S ADDRESS WIT NUMBER & CONTACT N 1). SHASHANK SHEKHER. & othe r nagar, bangalore 731/81/7.HEMMIGEPURA, UTTARAHALLI SUB	IUMBER :
ZONE, BANGALORE,	5 2
ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNA DIVYA D/O.BASAVARAJAPPA,#^ 1ST STAGE,SRINIVASANAGAR	
PROJECT TITLE : THE PLAN OF THE PROPOSED (ATSITE NO -731/81/7.HEMMIGEP BANGALORE,WARD NO - 198.	COMMERCIAL &RESIDENTIAL BUILDING PURA,UTTARAHALLI SUB ZONE,
05-0	78106-07-11-2019)4-05\$_\$SHASHANK EKHER 40 90

ADDRESS

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

SHEET NO: 1

Block USE/SUBUSE Details

19.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the

20.The Builder / Contractor / Professional responsible for supervision of work shall not shall not

21. In case of any false information, misrepresentation of facts, or pending court cases, the plan

BUILT UP AREA CHECK

Approval Date : 11/08/2019 5:20:22 PM

Payment Details

FAR CHECK

Challan Receipt Transaction Payment Date Remark Sr No. Amount (INR) | Payment Mode Number Number Number 9260057165 10/20/20 ... 2:24:17 PM 10/25/2019 BBMP/24361/CH/19-20 BBMP/24361/CH/19-20 6131 Online Amount (INR) Remark No Head 6131 Scrutiny Fee

Permissible F.A.R. as per zoning regulation 2015 (1.75)

Allowable TDR Area (60% of Perm.FAR)

Total Perm. FAR area (1.75)

Achieved Net FAR Area (1.74

Balance FAR Area (0.01)

Proposed BuiltUp Area

Achieved BuiltUp Area

Residential FAR (88.29%)

Commercial FAR (8.73%)

Proposed FAR Area

Premium FAR for Plot within Impact Zone (-)

Substructure Area Add in BUA (Layout Lvl)

Additional F.A.R within Ring I and II (for amalgamated plot -)

Land Use Zone: Residential (Main) Plot/Sub Plot No.: 731/81/7

Khata No. (As per Khata Extract): 731/81/7

Locality / Street of the property: HEMMIGEPURA, UTTARAHALLI SUB

SCALE : 1:100

SQ.MT.

323.72

323.7

242.79

178.63

178.63

64.16

566.51 0.00

0.00

0.00

566.51

498.00

49.23

564.05

564.05

720.62

15.00

735.62

2.46

Block Name Block Use Block Subl Ise Block Structure

Block Land Use

		BIOCK Name	BIOCK	Use	В	OCK SUDUSE	BIOG	ck Structure		Catego	r
by vide	A (COMMERCIAL RESIDENTIAL) Commercial Small Shop Bldg upto 11.5 mt. Ht.										F
vide		Required	Parking((Table	70	a)					
		Block	Type	Suble		Area	Ur	iits			
		Name	Туре	SubUs	e	(Sq.mt.)	Reqd.	Prop.	Reqd./	/Unit	
		А	Residential	Plotted R	lesi	50 - 225	1	_	1		

DIUCK	Type	SubUse	/		1110			
Name	Type	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	F	
A (COMMERCIAL	Residential	Plotted Resi development	50 - 225	1	-	1		
RESIDENTIAL)	Commercial	Small Shop	> 0	50	49.23	1		
	Total :		-	-	-	-		
Parkina C	Parkina Check (Table 7b)							

	Parking Che	eck (lable	/b)		
	Vehicle Type	Re	qd.	Achi	eved
	venicie rype	No.	Area (Sq.mt.)	No.	Are
٦١	Car	5	68.75	5	
<u>२)</u>	Visitor's Car Parking	1	13.75	0	
	Total Car	6	82.50	5	

110.00 109.87