

Block USE/SUBUSE Details

A (1	A (1) Commercial		Sma	ll Shop	Bldg upto 1	1.5 mt. Ht.	R			
Requir	ed Po	arki	ng(Tabl	e 7a)						
Block	Туре		SubUse	Area	Ur	nits		Car		
Nama	l iybe	' I	Jubuse	(Samt)	Read	Dron	Read / Init	Rend	Prop	

Block SubUse

Block Land Use

Block Structure

Block	Type	SubUse	Area	Units		Car		
Name	туре	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (1)	Commercial	Small Shop	> 0	50	350.97	1	7	-
	Total :		-	-	-	-	7	4
D l	- Ol I	/T - - -	フェン					

Parking Check (Table 7b)

Vehicle Type	Re	qd.	Achieved		
verilicie Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	7	96.25	4	55.00	
Total Car	l Car 7		4	55.00	
TwoWheeler	-	13.75	0	0.00	
Other Parking	er Parking		-	16.89	
Total		110.00	71.89		

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	Carpet Area other
	Came blug		StairCase	Lift	Lift Machine	Parking	Resi.	Commercial	Stair	(Sq.mt.)	than Tenement
A (1)	1	498.09	20.79	11.25	2.25	71.89	25.64	350.97	15.30	391.91	7.59
Grand Total	1	498.09	20.79	11.25	2.25	71.89	25.64	350.97	15.30	391.91	7.59

Block :A (1)

Floor Name	Total Built Up Area	Ded	uctions (A	rea in Sq.m	t.)	Propos (Sq.mt.	ed FAR Area)	Add Area In FAR (Sq.mt.)	Total FAR Area	Carpet Area other than	
	(Sq.mt.)	StairCase	Lift	Lift Machine	Parking	Resi.	Commercial	Stair	(Sq.mt.)	Tenement	
Terrace Floor	23.04	20.79	0.00	2.25	0.00	0.00	0.00	0.00	0.00	0.00	
Third Floor	111.79	0.00	2.25	0.00	0.00	0.00	109.54	0.00	109.54	0.00	
Second Floor	111.79	0.00	2.25	0.00	0.00	0.00	109.54	0.00	109.54	0.00	
First Floor	111.79	0.00	2.25	0.00	0.00	0.00	109.54	0.00	109.54	0.00	
Ground Floor	111.79	0.00	2.25	0.00	71.89	0.00	22.35	15.30	37.65	0.00	
Basement Floor	27.89	0.00	2.25	0.00	0.00	25.64	0.00	0.00	25.64	7.59	
Total:	498.08	20.79	11.25	2.25	71.89	25.64	350.97	15.30	391.91	7.59	
Total Number of Same Blocks	1										
Total:	498.08	20.79	11.25	2.25	71.89	25.64	350.97	15.30	391.91	08	

7.05

DN UP

OPEN TERRACE

OPEN TERRACE

SOLAR SOLAR SOLAR

3.30

TERRACE FLOOR PLAN

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS			
A (1)	D2	0.75	2.10	06			
A (1)	MD	1.10	2.10	05			
A (1)	RS	2.50	2.10	01			
SCHEDULE OF JOINERY:							
SCHEDULE	OF JUINERY						
BLOCK NAME	NAME	:	HEIGHT	NOS			
		1.00	HEIGHT 1.20	NOS 06			
BLOCK NAME							

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	22.35	19.25		1
TYPICAL - FIRST, SECOND& THIRD FLOOR PLAN	OFFICE	OFFICE	109.54	85.28	3	3
Total:	-	-	350.97	275.10	10	4



Approval Condition:

This Plan Sanction is issued subject to the following conditions :

9. The applicant shall plant at least two trees in the premises.

1.Sanction is accorded for the Commercial Building at 38/1 , 7TH BLOCK,2ND STAGE NAGARABHAVI,BANGALORE, 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.

other use.
3.71.89 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.

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.

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

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

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:

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 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 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 by

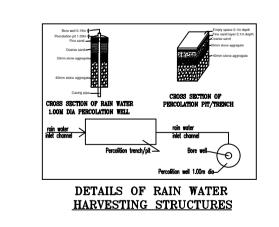
the Joint Commissioner (RR_NAGAR) on date: 29/02/2020

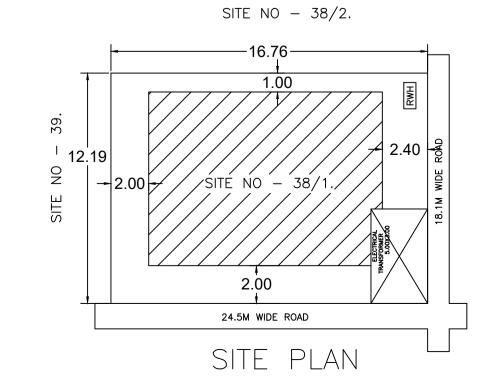
Ip number: ___BBMP/Ad.Com./RJH/2047/19-20 subject to terms and conditions laid down along with this building plan approval.

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

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)

BHRUHAT BENGALURU MAHANAGARA PALIKE





PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)

EXISTING (To be demolished)

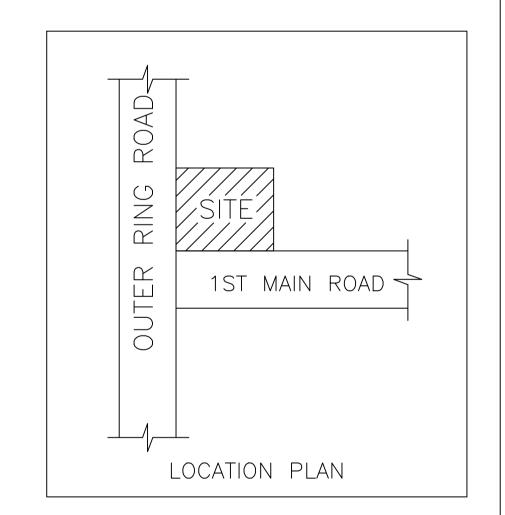
SCALE: 1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11	
ANEA STATEMENT (BBINT)	VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Commercial	
Inward_No: BBMP/Ad.Com./RJH/2047/19-20	Plot SubUse: Small Shop	
Application Type: General	Land Use Zone: Commercial (MutationCor	ridor)
Proposal Type: Building Permission	Plot/Sub Plot No.: 38/1	
Nature of Sanction: New	Khata No. (As per Khata Extract): 1/sy no-	
Location: Ring-III	Locality / Street of the property: 7TH BLOC NAGARABHAVI,BANGALORE	CK,2ND STAGE
Building Line Specified as per Z.R: NA		
Zone: Rajarajeshwarinagar		
Ward: Ward-073		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	204.30
NET AREA OF PLOT	(A-Deductions)	204.30
COVERAGE CHECK		
Permissible Coverage area (55.00	%)	112.37
Proposed Coverage Area (54.72 %	6)	111.79
Achieved Net coverage area (54.7	72 %)	111.79
Balance coverage area left (0.28 °	%)	0.58
FAR CHECK		
Permissible F.A.R. as per zoning r	egulation 2015 (2.75)	561.83
Additional F.A.R within Ring I and	II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm	n.FAR)	0.00
Premium FAR for Plot within Impac	ct Zone (-)	0.00
Total Perm. FAR area (2.75)		561.83
Residential FAR (6.54%)		25.64
Commercial FAR (89.55%)		350.97
Proposed FAR Area		391.90
Achieved Net FAR Area (1.92)		391.90
Balance FAR Area (0.83)		169.93
BUILT UP AREA CHECK		
Proposed BuiltUp Area		498.08
Substructure Area Add in BUA (La	yout LvI)	15.00
Achieved BuiltUp Area		513.09

Approval Date : 02/29/2020 4:11:36 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/35167/CH/19-20	BBMP/35167/CH/19-20	6354	Online	9638605137	01/08/2020 4:10:06 PM	
	No.		Head		Amount (INR)	Remark	
	1	So	crutiny Fee		6354	-	



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID

NUMBER & CONTACT NUMBER : B.M.ANAND #95,1ST D CROSS,3RD STAGE,4TH

BLOCK,BASAVESWARANAGAR,BANGALORE-79



ARCHITECT/ENGINEER
/SUPERVISOR 'S SIGNATURE
H. Narayana #10, Vinayaka Layout 3rd
Stage Vijayanagar./n#10, Vinayal
3rd Stage Vijayanagar.
BCC/BL-3.6/E-2850/2006-07

PROJECT TITLE: PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING AT SITE NO - 38/1, KATHA NO - 1-SY NO-38/1, 7TH BLOCK, 2ND STAGE,NAGARBHVAI, BANGALORE. WARD NO - 73.

DRAWING TITLE : 1315424236-07-01-2020 03-59-49\$_\$ANAND

SHEET NO: 1