



Approval Condition:
 This Plan Sanction is issued subject to the following conditions:

- Sanction is accorded for the Commercial Building at 582, MALLATAHALLI VILLAGE, YESHWANTHAPURA HOBLI, Bangalore.
- Consist of 1SB + 1Ground + 2 only.
- Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.
- 200 sqm 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 if any.
- Necessary data 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 / untoward 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 hear 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.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building licence and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
- 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.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the codes and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub-section IV (a) to (v).
- The building shall be constructed under the supervision of a registered structural engineer.
- 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.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- 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 (20).
- 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.
- 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 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.
- 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 (Roads&Hoodie) 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.
- 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 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 (R. NAGAR) on date: 18/07/2019, vide Ip number: BBMP/Ad.Com./B/18/0644/19-20, 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 (R. NAGAR)
 BHURHAT BANGALURU MAHANAGARA PALIKE

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED WORK (COVERAGE AREA)	Red
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Yellow

AREA STATEMENT (BBMP)	
PROJECT DETAIL:	VERSION NO: 10.9
Authority: BBMP	VERSION DATE: 01/11/2018
NET AREA OF PLOT:	
AREA OF PLOT (Minimum)	(A)
PERMISSIBLE COVERAGE AREA (65.00%)	436.18
PROPOSED COVERAGE AREA (44.57%)	194.39
Balance coverage area with (10.43%)	45.50
AREA OF PLOT (Minimum)	(A)
PERMISSIBLE FAR (1.75)	1199.44
PROPOSED FAR AREA (2.75)	1199.44
Residential FAR (1.76%)	129.84
Commercial FAR (65.37%)	267.23
Achieved Net FAR Area (0.94)	408.77
Balance FAR Area (1.81)	790.66
BUILT UP AREA CHECK	
Proposed BuiltUp Area	703.32
Achieved BuiltUp Area	703.32

Approval Date: 07/18/2019 4:28:34 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/9370CH/19-20	BBMP/9370CH/19-20	6471	Online	8728145851	07/18/2019 5:27:04 PM	-
Total:			Head Amount (INR)				
			6471				
			Soucity Fee				

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
AA (BB)	Commercial	Professional Office	Block upto 11.5 mt. Ht.	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Reqd. Units	Prop. Units	Car Reqd. Unit	Car Prop. Unit
AA (BB)	Commercial	Professional Office	> 0	50	387	1	5
AA (BB)	Residential	PROF/Resi development	50 - 225	1	-	1	-
Total:				-	-	6	7

Parking Check (Table 7b)

Vehicle Type	Reqd.	Achieved
Car	50	7
Total Car	6	7
TwoWheeler	27.50	0
Other Parking	-	111.63
Total	110.00	207.88

FAR & Tenement Details

Block	No of Same Block	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 (Sq.mt.)	Trmt (No.)
			StartCase	Lift	Lift Machine	Void	Parking	Resi.	Commercial			
AA (BB)	1	703.32	16.39	9.24	2.31	86.23	180.38	129.84	267.23	11.70	408.77	01
Grand Total:	1	703.32	16.39	9.24	2.31	86.23	180.38	129.84	267.23	11.70	408.77	01

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
 SH.C.P.UMESHA, ADHAAR NO-5363 9538 3719
 NO-210,4th MAIN,10th CROSS,NGEF LYOUT,NAGARBHAVI,BANGALORE-560072

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
 MALLU MADHUSUDHAN REDDY #2, LEVEL 2, SB COMPLEX, NEXT TO IYER SCHOOL, HMT MAIN ROAD, MATHIKERE BCC/BL-3/E-4003/2014-15

PROJECT TITLE:
 THE PLAN OF THE PROPOSED COMMERCIAL & RESIDENTIAL BUILDING AT SITE NO. 582 KATHA NO-1139/044/582, MALLATAHALLI VILLAGE, YESHWANTHAPURA HOBLI, BANGALORE NORTH TALUK, WARD NO- 129.

DRAWING TITLE: 1

SHEET NO: 1