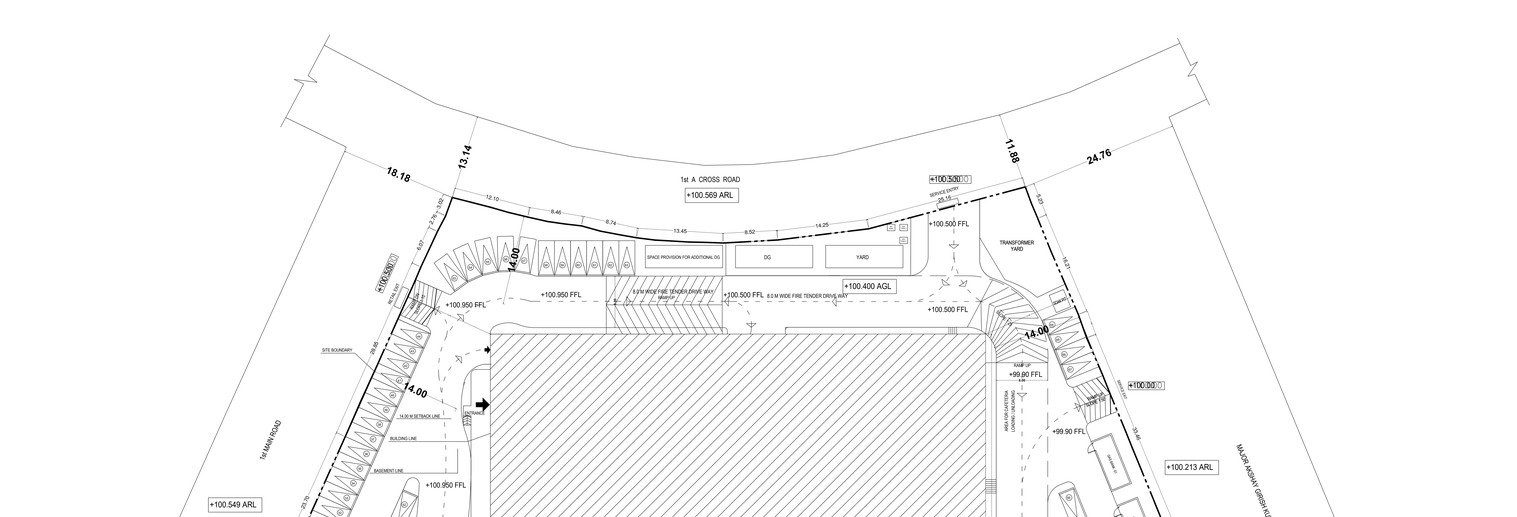


SITE PLAN

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of "Block - A (COMMERCIAL BUILDING) Wing - A-1 (COMMERCIAL BUILDING) Consisting o f BASEMENT - GF+1UT".
2.The sanction is accorded for Retail Shop A (COMMERCIAL BUILDING) only. The use of the building shall not deviate to any other use.
3.The use of the building or the plan should 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 construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.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.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas which shall be accessible to all the tenants and occupants.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Eat.5) code leaving 3.05 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.The applicant/owner/developer shall install rain water harvesting structure in the premises as per the norms and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities assigned to them as per KCD Act 1964 & BBMP (Building) Bye Laws 2003.
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.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).
23.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards and amended from time to time shall be adopted.
24.The applicant should provide solar water heaters as per table 17-J of Bye-laws 29 to the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building Bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27.The Occupancy certificate cannot be considered only after ensuring that the provisions of conditions vide Sl. No. 23 ,24 , 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- e.g.capacity mediated at site for its re-use.
(disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
30.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.

31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be jointly approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every year before the renewal of the permission issued by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition to avoid any fire hazards and ensure fire safety in the building. Fire safety measures should be ensured.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The owner / association / developer shall ensure that no additional floor or any part of the building is constructed or structurally decrease 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.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation after completion of the foundation or footing or walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant/ Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a/c sites measuring 180 Sqm up to 240 Sqm by minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag Hoodilee) Letter No. LD/95/LET/2013, dated: 01.04.2013 :

1.Registration of Applicant / Builder / Owner / Contractor
2.The Applicant / Builder / Owner / Contractor shall comply the registration vide 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.
4.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 constructio n 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.If the land in question is acquired or part of it is acquired or required to be take n or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCALE : 1:00

AREA STATEMENT (BBMP)

	VERSION NO.: 1.0.13
	VERSION DATE: 26/06/2020
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Commercial
Inward_No: BBMP/Ad.Com./HU/0220/20-21	Plot SubUse: Retail Shop
Application Type: General	Land Use Zone: Commercial (Business)
Proposal Type: Building Permission	Plot/Sub Plot No.: 166/124
Nature of Sanction: NEW	City Survey No.: nil
Location: RING-II	Khata No. (As per Khata Extract): 166/124
Building Line Specified as per Z.R: NA	Locality / Street of the property: KHB Colony, Sector 'B', 3rd phase, Yelahanka New town, Bangalore
Zone: Yelahanka	
Ward: Ward-004	
Planning District: 301-Yelahanka	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 13087.45
NET AREA OF PLOT	(A-Deductions) 13087.45
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	5234.58
Proposed Coverage Area (39.38 %)	5153.98
Achieved Net coverage area (39.38 %)	5153.98
Balance coverage area left (10.62 %)	81.00
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	39262.34
Additional F.A.R within Ring I and II for amalgamated plot - (-)	0.00
Allowable TDR Area (50% of Permi FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Permi. FAR area (3.00)	39262.34
Commercial FAR (100.00%)	10830.09
Proposed FAR Area	10830.09
Achieved Net FAR Area (0.83)	10830.09
Balance FAR Area (2.17)	28432.25
BUILT UP AREA CHECK	
Proposed BuiltUp Area	19143.27
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	19158.27

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/8023/CH/20-21	BBMP/8023/CH/20-21	221137.9	Online	101702255079	2/10/2020 2:32:01 PM	-
	No.		Head		Amount (INR)	Remark	
	1		Scrutiny Fee		221137.9	-	

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Level Use Category
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	Bldg upto 15.0 mt. ht.	C2

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	-	10830.09	1	217	-
	Total :			-	-	-	217	228

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	217	2963.75	228	3135.00
Total Car	217	2963.75	228	3135.00
	-	302.50	-	0.00
Other Parking	-	-	-	4093.75
Total		3266.25		7228.75

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
			Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial	
A (COMMERCIAL BUILDING)	1	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10830.09	10830.09
Grand Total:	1	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10830.09	10830.09

Block :A (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout			StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial	
Terrace Floor	267.24	0.00	267.24	239.82	0.00	27.42	0.00	0.00	0.00	0.00	0.00	0.00
Second Floor	2949.88	72.31	2877.57	0.00	50.36	0.00	518.52	0.00	0.00	0.00	2308.69	2308.69
First Floor	5258.09	80.32	5127.77	0.00	127.52	0.00	1023.30	0.00	0.00	0.00	3966.95	3966.95
Ground Floor	5232.80	68.82	5163.98	0.00	92.75	0.00	707.04	0.00	0.00	0.00	4364.19	4364.19
Basement Floor	6316.71	0.00	6316.71	0.00	85.75	0.00	119.36	161.81	5749.53	0.00	200.26	200.26
Total:	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10830.09	10830.09	10830.09
Total Number of Same Blocks	1											
Total:	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10830.09	10830.09	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	D1	0.90	2.10	01
A (COMMERCIAL BUILDING)	D1	1.40	2.10	01
A (COMMERCIAL BUILDING)	D1	1.50	2.10	05
A (COMMERCIAL BUILDING)	D	1.50	2.10	06
A (COMMERCIAL BUILDING)	D1	1.68	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	V	1.00	0.60	11
A (COMMERCIAL BUILDING)	W	12.74	2.10	01
A (COMMERCIAL BUILDING)	W	13.49	2.10	01
A (COMMERCIAL BUILDING)	W	13.53	2.10	03
A (COMMERCIAL BUILDING)	W	15.10	2.10	01
A (COMMERCIAL BUILDING)	W	24.49	2.10	01
A (COMMERCIAL BUILDING)	W	25.44	2.10	01
A (COMMERCIAL BUILDING)	W	25.66	2.10	01
A (COMMERCIAL BUILDING)	W	25.70	2.10	01
A (COMMERCIAL BUILDING)	W	3.89	2.10	01
A (COMMERCIAL BUILDING)	W	3.91	2.10	01
A (COMMERCIAL BUILDING)	W	32.14	2.10	01
A (COMMERCIAL BUILDING)	W	42.81	2.10	01
A (COMMERCIAL BUILDING)	W	5.27	2.10	01
A (COMMERCIAL BUILDING)	W	6.80	2.10	01
A (COMMERCIAL BUILDING)	W	7.81	2.10	01
A (COMMERCIAL BUILDING)	W	9.53	2.10	01

UnitBUA Table for Block :A (COMMERCIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBLtA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE SPACE	SHOP	4354.19	4354.19	2	1
FIRST FLOOR PLAN	OFFICE SPACE	SHOP	3966.95	3966.95	3	1
SECOND FLOOR PLAN	OFFICE SPACE	SHOP	2305.28	2305.28	4	1
Total:	-	-	10626.42	10626.42	9	3

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
AVENUE SUPERMARTS LTD REP BY AUTHORISER NIKHIL SURYANARAYAN
Anjeneya Opp, Hiranandani Foundation School, Powai

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
RAJESH KUMAR N RSP House, 30 Museum Road RSP House, 30 Museum Road BGS/BL-3 6/E-3/29.09-10

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (Yelahanka) on date:31/08/2020 vide lp number: BBMP/Ad.Com./YLK/0220/20-21 subject to terms and conditions laid down along with this modified building plan approval.
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Issue date: 02-MAR-2020 08:00:00
Expiry date: 01-MAR-2022 08:00:00
Organization: BRUHAT BENGALURU MAHANAGARA PALIKE
Date: 01-09-2020 07:50:38

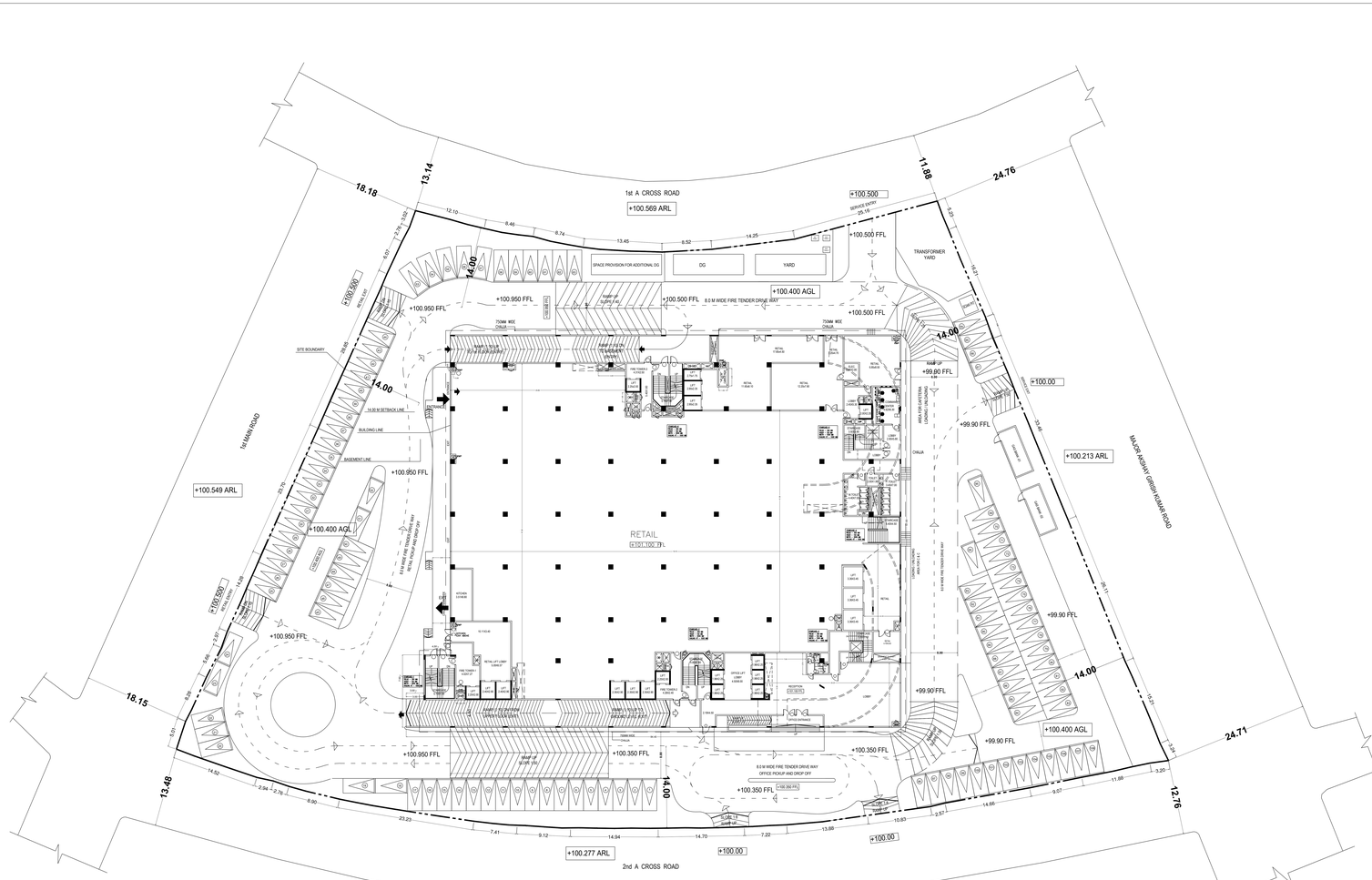
PROJECT TITLE :
PROPOSED COMMERCIAL (RETAIL) BUILDING AT KHATHI NO.166/124,KARNATAKA HOUSING BOARD, SECTOR-B, 3rd PHASE,YEHLANKA NEW TOWN, BANGALORE

DRAWING TITLE : SITE PLAN

SHEET NO : 1

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (2000.00 x 910.00MM)



GROUND FLOOR PLAN

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of Block - A (COMMERCIAL BUILDING) Wing - A-1 (COMMERCIAL BUILDING) Consisting o f BASEMENT - GF+1UT.
2.The sanction is accorded for Retail Shop A (COMMERCIAL BUILDING) only. The use of the building shall not deviate to any other use.
3.The use of the premises, the plan should 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 construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.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.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas which shall be accessible to all the tenants and occupants.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Elab.3) code leaving 3.05 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of persons structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per the norms and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities assigned to them as per the KCDC Act 1976 and the Karnataka Building Rules 2012.
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
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21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.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).
23.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards and amended from time to time shall be adhered to.
24.The applicant should provide solar water heaters as per table 17-J of Bye-laws. 30 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building Bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27.No objection to the proposed project will be considered only after ensuring that the provisions of conditions vide Sl. No. 23 ,24 ,25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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/ disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
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31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be jointly approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition to deal with any fire hazards and shall renew the same from time to time as prescribed by the department.
34.The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
35.The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
36.The Owner / Association of high-rise building shall ensure that operation of work shall not use materials 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.
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46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag Hoodilae) Letter No. LD/95/ET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor
2.The Applicant / Builder / Owner / Contractor shall comply the provisions of labour rule 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.
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Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children of constructio n workers in the labour camps / construction sites.
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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 any misrepresented or suppressed material facts are found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCALE : 1:00

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.13
	VERSION DATE: 05/06/2020
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Commercial
Inward_No: BBMP/Ad.Com./VL/0020/20-21	Plot Sub Use: Retail Shop
Application Type: General	Land Use Zone: Commercial (Business)
Proposal Type: Building Permission	Plot/Sub Plot No.: 156/1D4
Nature of Sanction: NEW	City Survey No.: nil
Location: RING-II	Khata No. (As per Khata Extract): 156/1D4
Building Line Specified as per Z.R: NA	Locality / Street of the property: KHB Colony, Sector 'B', 3rd phase, Yelahanka New town, Bangalore
Zone: Yelahanka	
Ward: Ward-004	
Planning District: 301-Yelahanka	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 13087.45
NET AREA OF PLOT	(A-Deductions) 13087.45
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	5234.98
Proposed Coverage Area (39.38 %)	5153.98
Achieved Net coverage area (39.38 %)	5153.98
Balance coverage area left (0.62 %)	81.00
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	39262.34
Additional F.A.R within Ring I and II for 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 (3.00)	39262.34
Commercial FAR (100.00%)	10630.09
Proposed FAR Area	10630.09
Achieved Net FAR Area (0.83)	10630.09
Balance FAR Area (2.17)	28632.25
BUILT UP AREA CHECK	
Proposed BuiltUp Area	19143.27
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	19158.27

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/8623/CH/20-21	BBMP/8623/CH/20-21	221137.9	Online	101702205879	01/07/2020 2:32:01 PM	-
No.	Head		Amount (INR)			Remark	
1	Scrutiny Fee		221137.9			-	

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	Bldg upto 15.0 mt. ht.	C2

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	-	10630.09	1	217	-
	Total :			-	-	-	217	228

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	217	2963.75	228	3135.00
Total Car	217	2963.75	228	3135.00
	-	302.50	-	0.00
Other Parking	-		-	4085.75
Total		3266.25		7220.75

FAR &Tenement Details

Block	No. of Same Blks	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
			Cutout			StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial	
A (COMMERCIAL BUILDING)	1	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10630.09	10630.09	10630.09
Grand Total:	1	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10630.09	10630.09	10630.09

Block :A (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout			StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial	
Terrace Floor	267.24	0.00	267.24	239.82	0.00	27.42	0.00	0.00	0.00	0.00	0.00	0.00
Second Floor	2949.88	72.31	2877.57	0.00	50.36	0.00	518.52	0.00	0.00	0.00	2308.69	2308.69
First Floor	5208.09	80.32	5127.77	0.00	127.52	0.00	1023.30	0.00	0.00	0.00	3966.95	3966.95
Ground Floor	5232.80	68.82	5163.98	0.00	92.75	0.00	707.04	0.00	0.00	0.00	4304.19	4304.19
Basement Floor	6316.71	0.00	6316.71	0.00	85.75	0.00	119.36	161.81	5749.53	0.00	200.26	200.26
Total:	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10630.09	10630.09	10630.09
Total Number of Same Blocks	1											
Total:	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10630.09	10630.09	10630.09

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	D1	0.90	2.10	01
A (COMMERCIAL BUILDING)	D1	1.40	2.10	01
A (COMMERCIAL BUILDING)	D1	1.50	2.10	05
A (COMMERCIAL BUILDING)	D	1.50	2.10	06
A (COMMERCIAL BUILDING)	D1	1.68	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	V	1.00	0.60	11
A (COMMERCIAL BUILDING)	W	12.74	2.10	01
A (COMMERCIAL BUILDING)	W	13.49	2.10	01
A (COMMERCIAL BUILDING)	W	13.53	2.10	03
A (COMMERCIAL BUILDING)	W	15.10	2.10	01
A (COMMERCIAL BUILDING)	W	24.49	2.10	01
A (COMMERCIAL BUILDING)	W	25.44	2.10	01
A (COMMERCIAL BUILDING)	W	25.66	2.10	01
A (COMMERCIAL BUILDING)	W	25.70	2.10	01
A (COMMERCIAL BUILDING)	W	3.89	2.10	01
A (COMMERCIAL BUILDING)	W	3.91	2.10	01
A (COMMERCIAL BUILDING)	W	32.14	2.10	01
A (COMMERCIAL BUILDING)	W	42.81	2.10	01
A (COMMERCIAL BUILDING)	W	5.27	2.10	01
A (COMMERCIAL BUILDING)	W	6.80	2.10	01
A (COMMERCIAL BUILDING)	W	7.81	2.10	01
A (COMMERCIAL BUILDING)	W	9.53	2.10	01

UnitBUA Table for Block :A (COMMERCIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBLtA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE SPACE	SHOP	4354.19	4354.19	2	1
FIRST FLOOR PLAN	OFFICE SPACE	SHOP	3966.95	3966.95	3	1
SECOND FLOOR PLAN	OFFICE SPACE	SHOP	2305.28	2305.28	4	1
Total:	-	-	10626.42	10626.42	9	3

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
AVENUE SUPERMARTS LTD REP BY AUTHORISER NIKHIL SURYANARAYAN
Anjaneya Opp, Hiranandani Foundation School, Powai

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
RAJESH KUMAR N RSP House, 30 Museum Road RSP House, 30 Museum Road BGS/BL-3 E/E-3378 09-10

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (Yelahanka) on date:31/08/2020 vide lp number: BBMP/ADM/CON_LOA/0020/20-21 subject to terms and conditions laid down along with this modified building plan approval.

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Issue date: 01-09-2020 00:00:00
Validity: 01-09-2022 23:59:59
Organization: BBMP
Unique Number: BBMP/ADM/CON/0020/20-21
Date: 01-09-2020 12:32:38

Joint Commissioner
(Yelahanka)

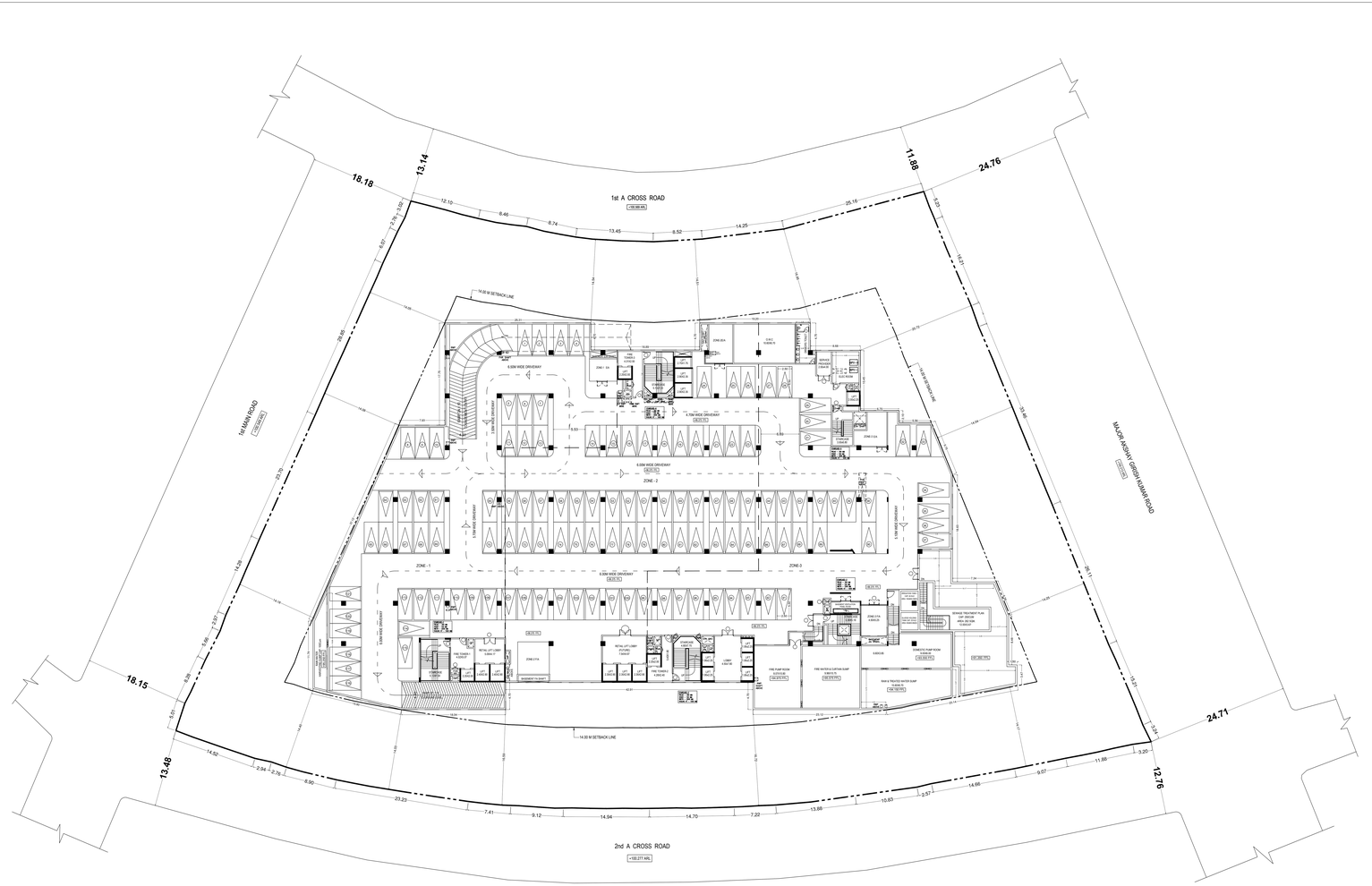
PROJECT TITLE :
PROPOSED COMMERCIAL (RETAIL) BUILDING AT KHATHI NO.156/1D4,KARNATAKA HOUSING BOARD, SECTOR-B, 3rd PHASE,YEHLANKA NEW TOWN, BANGALORE

DRAWING TITLE : GROUND FLOOR

SHEET NO : 2

This system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (2000.00 x 910.00MM)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2nd A CROSS ROAD
+100.277 ARL
14.00 M ROAD
MAJOR ASHWATH GIRISH KUMAR ROAD
30.00 M ROAD
14.00 M SETBACK LINE
ZONE - 1
ZONE - 2
ZONE - 3
ZONE-5/A
ZONE-5/B
ZONE-6/A
ZONE-6/B
ZONE-7/A
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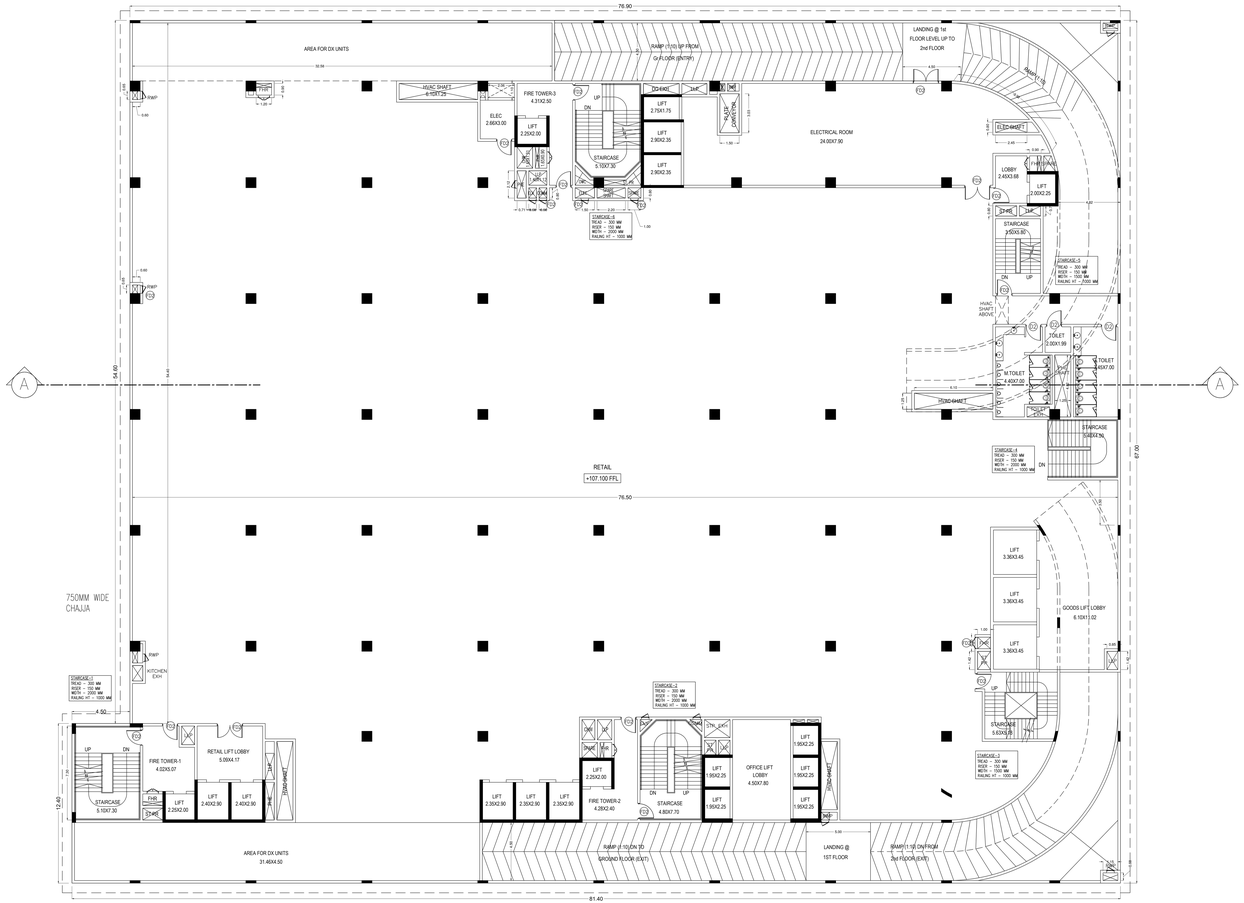

FIRST FLOOR PLAN

+107.100 FFL

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of Block - A (COMMERCIAL BUILDING) Wing - A-1 (COMMERCIAL BUILDING) Consisting o f BASEMENT - GF +1UT.
2.The sanction is accorded for Retail Shop A (COMMERCIAL BUILDING) only. The use of the building shall not deviate to any other use.
3.The use of the building or the plan should 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 construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.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.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas which shall be exclusive to all the owners / occupants.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ediol.5) code leaving 3.05 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.The applicant/developer shall strictly abide by the approved plans/specifications issued by the Competent Authority and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities assigned to them as per the KCD Act & Rules, Building Bye-laws 2016 & 2020.
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.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).
23.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards and shall be earthquake resistant construction.
24.The applicant should provide solar water heaters as per table 17-J of Bye-law No. 29 to the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building Bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27.No Objection Certificate shall be considered only after ensuring that the provisions of conditions vide Sl. No. 23 ,24 ,25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- e.g capacity mentioned at site for its re-use.
/ disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
30.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.

31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be just approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every year and furnish the same to the concerned department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition to avoid any fire hazards and to ensure fire safety in the building. Fire Safety Measures Certificate issued.
35.The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The owner / association of premises/building where solid waste generation of more than 100 kgs per day or commercial establishments discharge 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.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Bandarina Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation to the completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a/c sites measuring 180 Sqm up to 240 Sqm by minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodilae) Letter No. LD/56/ET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor
2.The Applicant / Builder / Owner / Contractor shall register his site with the "Karnataka Building and Other Construction workers Welfare Board" and shall 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.
4.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 constructio n 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 any violation found at any point of time the concerned officer is bound to take or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	D1	0.90	2.10	01
A (COMMERCIAL BUILDING)	D1	1.40	2.10	01
A (COMMERCIAL BUILDING)	D1	1.50	2.10	05
A (COMMERCIAL BUILDING)	D	1.50	2.10	06
A (COMMERCIAL BUILDING)	D1	1.68	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	V	1.00	0.60	11
A (COMMERCIAL BUILDING)	W	12.74	2.10	01
A (COMMERCIAL BUILDING)	W	13.49	2.10	01
A (COMMERCIAL BUILDING)	W	13.53	2.10	03
A (COMMERCIAL BUILDING)	W	15.10	2.10	01
A (COMMERCIAL BUILDING)	W	24.49	2.10	01
A (COMMERCIAL BUILDING)	W	25.44	2.10	01
A (COMMERCIAL BUILDING)	W	25.66	2.10	01
A (COMMERCIAL BUILDING)	W	25.70	2.10	01
A (COMMERCIAL BUILDING)	W	3.89	2.10	01
A (COMMERCIAL BUILDING)	W	3.91	2.10	01
A (COMMERCIAL BUILDING)	W	32.14	2.10	01
A (COMMERCIAL BUILDING)	W	42.81	2.10	01
A (COMMERCIAL BUILDING)	W	5.27	2.10	01
A (COMMERCIAL BUILDING)	W	6.80	2.10	01
A (COMMERCIAL BUILDING)	W	7.81	2.10	01
A (COMMERCIAL BUILDING)	W	9.53	2.10	01

UnBUA Table for Block :A (COMMERCIAL BUILDING)

FLOOR	Name	UnBUA Type	UnBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE SPACE	SHOP	4354.19	4354.19	2	1
FIRST FLOOR PLAN	OFFICE SPACE	SHOP	3966.95	3966.95	3	1
SECOND FLOOR PLAN	OFFICE SPACE	SHOP	2305.28	2305.28	4	1
Total:	-	-	10626.42	10626.42	9	3

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.13 VERSION DATE: 05/06/2020	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Commercial	
Inward_No: BBMP/Ad.Com./VL/0220/20-21	Plot SubUse: Retail Shop	
Application Type: General	Land Use Zone: Commercial (Business)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 156/1D4	
Nature of Sanction: NEW	City Survey No.: nil	
Location: RING-II	Khata No. (As per Khata Extract): 156/1D4	
Building Line Specified as per Z.R: NA	Locality / Street of the property: KHB Colony, Sector 'B', 3rd phase, Yelahanka New town, Bangalore	
Zone: Yelahanka		
Ward: Ward-004		
Planning District: 301-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	13087.45
NET AREA OF PLOT	(A-Deductions)	13087.45
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		5234.98
Proposed Coverage Area (39.38 %)		5153.98
Achieved Net coverage area (39.38 %)		5153.98
Balance coverage area left (0.62 %)		81.00
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		39262.34
Additional F.A.R within Ring I and II for amalgamated plot - (-)		0.00
Allowable TDR Area (50% of Permi.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		39262.34
Commercial FAR (100.00%)		10630.09
Proposed FAR Area		10630.09
Achieved Net FAR Area (0.83)		10630.09
Balance FAR Area (2.17)		28632.25
BUILT UP AREA CHECK		
Proposed BuiltUp Area		19143.27
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		19158.27

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/8023/CH/20-21	BBMP/8023/CH/20-21	221137.9	Online	101702505879	01/01/2021 2:30:01 PM	-
	No.		Head		Amount (INR)	Remark	
	1		Scrutiny Fee		221137.9		

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	Bldg upto 15.0 mt. ht.	C2

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	-	10630.09	1	217	-
	Total :			-	-	-	217	228

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	217	2963.75	228	3135.00
Total Car	217	2963.75	228	3135.00
	-	302.50	-	0.00
Other Parking	-	-	-	4093.75
Total :		3266.25		7228.75

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
			Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial	
A (COMMERCIAL BUILDING)	1	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10630.09	10630.09
Grand Total:	1	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10630.09	10630.09

Block :A (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial		
Terrace Floor	267.24	0.00	267.24	239.82	0.00	27.42	0.00	0.00	0.00	0.00	0.00	0.00
Second Floor	2949.88	72.31	2877.57	0.00	50.36	0.00	518.52	0.00	0.00	0.00	2308.69	2308.69
First Floor	5208.09	80.32	5127.77	0.00	127.52	0.00	1033.30	0.00	0.00	0.00	3966.95	3966.95
Ground Floor	5202.60	68.82	5133.78	0.00	92.75	0.00	707.04	0.00	0.00	0.00	4354.19	4354.19
Basement Floor	6316.71	0.00	6316.71	0.00	85.75	0.00	119.36	161.81	5749.53	0.00	200.26	200.26
Total :	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10630.09	10630.09	10630.09
Total Number of Same Blocks :	1											
Total:	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10630.09	10630.09	10630.09

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (Town Planning) on date:31/08/2020 vide lp number: BBMP/Ad.Com./YLK/0220/20-21 subject to terms and conditions laid down along with this modified building plan approval.

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Note: A) BATA FOOTWEAR MANDATORY B) SAFETY BELT MANDATORY C) NO SMOKING
Generated on: 05-11-2020 12:32:38
Generated by: SRIVATSA
Checked by: SRIVATSA
Date: 07-09-2020 12:32:38

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
AVENUE SUPERMARTS LTD REP BY AUTHORISER NIKHIL SURYANARAYAN
Anjaneya Opp, Hiranandani Foundation School, Powai

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
RAJESH KUMAR N RSP House, 30 Museum Road RSP House, 30 Museum Road BGS/BL-3 6/E-3378 09-10

PROJECT TITLE :
PROPOSED COMMERCIAL (RETAIL) BUILDING AT KHATHI NO.156/1D4,NARAYANA HOUSING BOARD, SECTOR-B, 3rd PHASE,YEHLANKA NEW TOWN, BANGALORE

DRAWING TITLE : FIRST FLOOR PLAN

SHEET NO : 4

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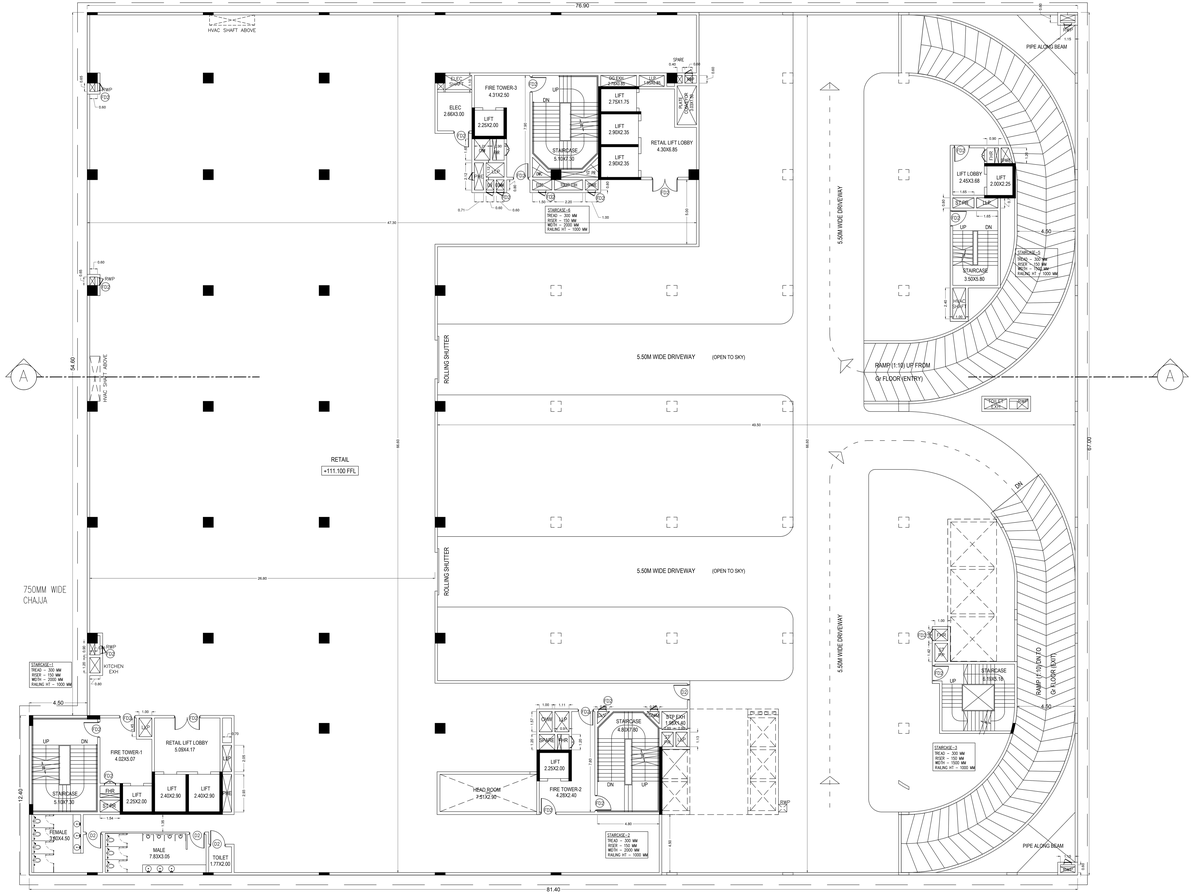
UserDefinedMetric (2000.00 x 910.00MM)



SECOND FLOOR PLAN

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of "Block - A (COMMERCIAL BUILDING) Wing - A-1 (COMMERCIAL BUILDING) Consisting o f BASEMENT - GF+UP."
2.The sanction is accorded for Retail Shop A (COMMERCIAL BUILDING) only. The use of the building shall not deviate to any other use.
3.The use of the building or the plan should 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 construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.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 the dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas ,which shall be accessible to all the tenants and occupants.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ed& D) code leaving 3.05 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per the conditions and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities assigned to them as per the KCD Act & Rules, Building Bye-laws, 2016 & 2017.
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.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).
23.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards and amended from time to time shall be adopted.
24.The applicant should provide solar water heaters as per table 17-J of Bye-law No. 29 to the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building Bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27.The Occupancy certificate shall not be considered only after ensuring that the provisions of conditions vide Sl. No. 23 ,24 ,25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- e.g.capacity mediated at site for its re-use.
/ disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
30.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.

31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be just approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every year after the building has been inspected by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition to avoid any fire hazards and to ensure fire safety in the building. The Owner / Association of high-rise building
35.The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The owner / association of apartment/commercial complex/building shall not shift or remove load bearing structurally decisive 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.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation of completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a/c sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In the event of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag Hoodilee) Letter No. LD/95/ET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor
2.The Applicant / Builder / Owner / Contractor shall register his site with the "Karnataka Building and Other Construction workers Welfare Board"(Institute of Labour Studies Building)
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.
4.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 constructio n 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 the event of the sanctioned plan being contravened or found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCALE 1:100

AREA STATEMENT (BBMP)

	VERSION NO.: 1.0.13
	VERSION DATE: 05/06/2020
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Commercial
Inward_No: BBMP/Ad.Com./N.A/0220/20-21	Plot Sub Use: Retail Shop
Application Type: General	Land Use Zone: Commercial (Business)
Proposal Type: Building Permission	Plot/Sub Plot No.: 156/124
Nature of Sanction: NEW	City Survey No.: nil
Location: RING-II	Khata No. (As per Khata Extract): 156/124
Building Line Specified as per Z.R: NA	Locality / Street of the property: KHB Colony, Sector 'B', 3rd phase, Yelahanka New town, Bangalore
Zone: Yelahanka	
Ward: Ward-004	
Planning District: 301-Yelahanka	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 13087.45
NET AREA OF PLOT	(A-Deductions) 13087.45
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	5234.58
Proposed Coverage Area (39.38 %)	5153.98
Achieved Net coverage area (39.38 %)	5153.98
Balance coverage area left (0.62 %)	81.00
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	39262.34
Additional F.A.R within Ring I and II for 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 (3.00)	39262.34
Commercial FAR (100.00%)	10830.09
Proposed FAR Area	10830.09
Achieved Net FAR Area (0.83)	10830.09
Balance FAR Area (2.17)	28432.25
BUILT UP AREA CHECK	
Proposed BuiltUp Area	19743.27
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	19758.27

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/8623/CH/20-21	BBMP/8623/CH/20-21	221137.9	Online	101702255579	2/10/2020 2:50:01 PM	-
	No.		Head		Amount (INR)	Remark	
	1		Scrutiny Fee		221137.9		

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	Bldg upto 15.0 mt. ht.	C2

Required Parking(Table 7a)

Block Name	Type	Subuse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	-	10830.09	1	217	-
	Total :			-	-	-	217	228

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	217	2963.75	228	3135.00
Total Car	217	2963.75	228	3135.00
	-	302.50	-	0.00
Other Parking	-	-	-	4085.78
Total		3266.25		7220.78

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
			Cutout		StarCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial	
A (COMMERCIAL BUILDING)	1	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10830.09	10830.09
Grand Total:	1	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10830.09	10830.09

Block :A (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout			StarCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial	
Terrace Floor	267.24	0.00	267.24	239.82	0.00	27.42	0.00	0.00	0.00	0.00	0.00	0.00
Second Floor	2949.88	72.31	2877.57	0.00	50.36	0.00	518.52	0.00	0.00	0.00	2308.69	2308.69
First Floor	5208.09	80.32	5127.77	0.00	127.52	0.00	1023.30	0.00	0.00	0.00	3966.95	3966.95
Ground Floor	5202.80	68.82	5133.98	0.00	92.75	0.00	707.04	0.00	0.00	0.00	4334.19	4334.19
Basement Floor	6316.71	0.00	6316.71	0.00	85.75	0.00	119.36	161.81	5749.53	0.00	200.26	200.26
Total:	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10830.09	10830.09	10830.09
Total Number of Same Blocks	1											
Total:	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10830.09	10830.09	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	D1	0.90	2.10	01
A (COMMERCIAL BUILDING)	D1	1.40	2.10	01
A (COMMERCIAL BUILDING)	D1	1.50	2.10	05
A (COMMERCIAL BUILDING)	D	1.50	2.10	06
A (COMMERCIAL BUILDING)	D1	1.68	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	V	1.00	0.60	11
A (COMMERCIAL BUILDING)	W	12.74	2.10	01
A (COMMERCIAL BUILDING)	W	13.49	2.10	01
A (COMMERCIAL BUILDING)	W	13.53	2.10	03
A (COMMERCIAL BUILDING)	W	15.10	2.10	01
A (COMMERCIAL BUILDING)	W	24.49	2.10	01
A (COMMERCIAL BUILDING)	W	25.44	2.10	01
A (COMMERCIAL BUILDING)	W	25.66	2.10	01
A (COMMERCIAL BUILDING)	W	25.70	2.10	01
A (COMMERCIAL BUILDING)	W	3.89	2.10	01
A (COMMERCIAL BUILDING)	W	3.91	2.10	01
A (COMMERCIAL BUILDING)	W	32.14	2.10	01
A (COMMERCIAL BUILDING)	W	42.81	2.10	01
A (COMMERCIAL BUILDING)	W	5.27	2.10	01
A (COMMERCIAL BUILDING)	W	6.80	2.10	01
A (COMMERCIAL BUILDING)	W	7.81	2.10	01
A (COMMERCIAL BUILDING)	W	9.53	2.10	01

UnitBUA Table for Block :A (COMMERCIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBLtA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE SPACE	SHOP	4354.19	4354.19	2	1
FIRST FLOOR PLAN	OFFICE SPACE	SHOP	3966.95	3966.95	3	1
SECOND FLOOR PLAN	OFFICE SPACE	SHOP	2305.28	2305.28	4	1
Total:	-	-	10626.42	10626.42	9	3

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner ( ) on date:31/08/2020 vide ip number: subject to terms and conditions laid down along with this modified building plan approval.
BBMP/8623/CH/20-21 dated:02/10/2020

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Issue of Building Permission
Date: 02/10/2020 12:00:00 AM
Validity: 02/10/2022 11:59:59 PM
Organization: BBMP
Name: Yelahanka Zone
Date: 31/08/2020 07:30:38

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
AVENUE SUPERMARTS LTD REP BY AUTHORISER NIKHIL SURYANARAYAN
Anjaneya Opp, Hiranandani Foundation School, Powai

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
RAJESH KUMAR N RSP House, 30 Museum Road RSP House, 30 Museum Road BGS:BL-3:6E-:029:09-10

PROJECT TITLE :
PROPOSED COMMERCIAL (RETAIL) BUILDING AT KHATHI NO:156/124,NARAYANA HOUSING BOARD, SECTOR-B, 3rd PHASE,YEHLANKA NEW TOWN, BANGALORE

DRAWING TITLE : SECOND FLOOR PLAN

SHEET NO : 5

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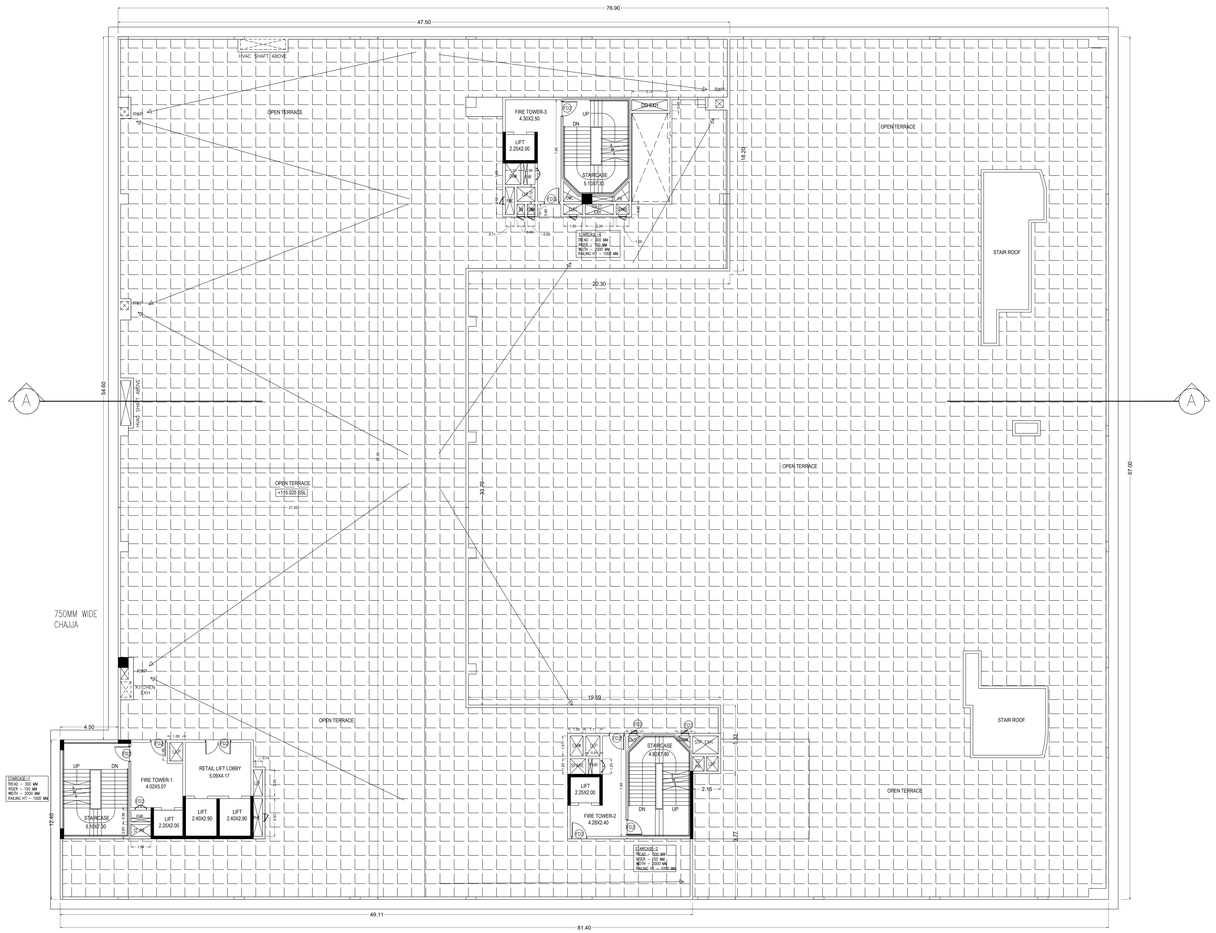
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

User Defined Metric (2000.00 x 910.00MM)



TERRACE FLOOR PLAN

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of 'Block - A (COMMERCIAL BUILDING) Wing - A-1 (COMMERCIAL BUILDING) Consisting o f BASEMENT - GF+1UT.
2.The sanction is accorded for Retail Shop A (COMMERCIAL BUILDING) only. The use of the building shall not deviate to any other use.
3.The use of the premises the plan should 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 construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.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.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas which shall be accessible to all the tenants and occupants.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Elab.S) code leaving 3.05 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.The applicant/owner/developer shall install rain water harvesting structure as prescribed by the Bye-laws at his cost and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities assigned to them as per KCDR 2012 & Bye-laws 2016 under intimation to BBMP.
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.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).
23.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards and shall be earthquake resistant construction.
24.The applicant should provide solar water heaters as per table 17-J of Bye-laws 30 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building Bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27.No Objection Certificate shall be considered only after ensuring that the provisions of conditions vide Sl. No. 23 ,24 ,25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- e.g.capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
30.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.

31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be just approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Services every year after the building is inspected by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition to ward off any fire hazards and shall get the renewal of the fire safety permission issued every year.
35.The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Owner / Association of high-rise building shall ensure that operation 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.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation after completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a/c sites measuring 180 Sqm up to 240 Sqm to minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In the event of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag) Hoodilee) Letter No. LD/56/LET/2013, dated: 01.04.2013 :

1.Registration of Applicant / Builder / Owner / Contractor
2.The Applicant / Builder / Owner / Contractor shall comply the provisions of Labour law 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.
4.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 constructio n 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.If the land in question is encroached or acquired or proved to be disputed in court to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCALE 1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.13
	VERSION DATE: 05/06/2020
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Commercial
Inward_No: BBMP/Ad.Com./VL/0220/20-21	Plot Sub Use: Retail Shop
Application Type: General	Land Use Zone: Commercial (Business)
Proposal Type: Building Permission	Plot/Sub Plot No.: 156/1D4
Nature of Sanction: NEW	City Survey No.: nil
Location: RING-II	Khata No. (As per Khata Extract): 156/1D4
Building Line Specified as per Z.R: NA	Locality / Street of the property: KHB Colony, Sector 'B', 3rd phase, Yelahanka New town, Bangalore
Zone: Yelahanka	
Ward: Ward-004	
Planning District: 301-Yelahanka	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 13087.45
NET AREA OF PLOT	(A-Deductions) 13087.45
COVERAGE CHECK	
Permissible Coverage area (40.00 %)	5234.98
Proposed Coverage Area (39.38 %)	5153.98
Achieved Net coverage area (39.38 %)	5153.98
Balance coverage area left (0.62 %)	81.00
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	39262.34
Additional F.A.R within Ring I and II for 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 (3.00)	39262.34
Commercial FAR (100.00%)	10830.09
Proposed FAR Area	10830.09
Achieved Net FAR Area (0.83)	10830.09
Balance FAR Area (2.17)	28432.25
BUILT UP AREA CHECK	
Proposed BuiltUp Area	19143.27
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	19158.27

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/8023/CH/20-21	BBMP/8023/CH/20-21	221137.9	Online	10170250575	01/07/2020 2:50:01 PM	-
No.			Amount (INR)		Head	Remark	
1			221137.9		Scrutiny Fee	-	

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	Bldg upto 15.0 mt. ht.	C2

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	-	10830.09	1	217	-
	Total :			-	-	-	217	228

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	217	2963.75	228	3135.00
Total Car	217	2963.75	228	3135.00
	-	302.50	-	0.00
Other Parking	-	-	-	4085.75
Total		3266.25		7220.75

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
			Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial	
A (COMMERCIAL BUILDING)	1	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10830.09	10830.09
Grand Total:	1	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10830.09	10830.09

Block :A (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial		
Terrace Floor	267.24	0.00	267.24	239.82	0.00	27.42	0.00	0.00	0.00	0.00	0.00	0.00
Second Floor	2949.88	72.31	2877.57	0.00	50.36	0.00	518.52	0.00	0.00	0.00	2308.69	2308.69
First Floor	5208.09	80.32	5127.77	0.00	127.52	0.00	1023.30	0.00	0.00	0.00	3966.95	3966.95
Ground Floor	5232.60	68.82	5163.78	0.00	92.75	0.00	707.04	0.00	0.00	0.00	4304.19	4304.19
Basement Floor	6316.71	0.00	6316.71	0.00	85.75	0.00	119.36	161.81	5749.53	0.00	200.26	200.26
Total :	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10830.09	10830.09	10830.09
Total Number of Same Blocks :	1											
Total:	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10830.09	10830.09	10830.09

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	D1	0.90	2.10	01
A (COMMERCIAL BUILDING)	D1	1.40	2.10	01
A (COMMERCIAL BUILDING)	D1	1.50	2.10	05
A (COMMERCIAL BUILDING)	D	1.50	2.10	06
A (COMMERCIAL BUILDING)	D1	1.68	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	V	1.00	0.60	11
A (COMMERCIAL BUILDING)	W	12.74	2.10	01
A (COMMERCIAL BUILDING)	W	13.49	2.10	01
A (COMMERCIAL BUILDING)	W	13.53	2.10	03
A (COMMERCIAL BUILDING)	W	15.10	2.10	01
A (COMMERCIAL BUILDING)	W	24.49	2.10	01
A (COMMERCIAL BUILDING)	W	25.44	2.10	01
A (COMMERCIAL BUILDING)	W	25.66	2.10	01
A (COMMERCIAL BUILDING)	W	25.70	2.10	01
A (COMMERCIAL BUILDING)	W	3.89	2.10	01
A (COMMERCIAL BUILDING)	W	3.91	2.10	01
A (COMMERCIAL BUILDING)	W	32.14	2.10	01
A (COMMERCIAL BUILDING)	W	42.81	2.10	01
A (COMMERCIAL BUILDING)	W	5.27	2.10	01
A (COMMERCIAL BUILDING)	W	6.80	2.10	01
A (COMMERCIAL BUILDING)	W	7.81	2.10	01
A (COMMERCIAL BUILDING)	W	9.53	2.10	01

UnitBUA Table for Block :A (COMMERCIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBLok Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE SPACE	SHOP	4354.19	4354.19	2	1
FIRST FLOOR PLAN	OFFICE SPACE	SHOP	3966.95	3966.95	3	1
SECOND FLOOR PLAN	OFFICE SPACE	SHOP	2305.28	2305.28	4	1
Total:	-	-	10626.42	10626.42	9	3

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
AVENUE SUPERMARTS LTD REP BY AUTHORISER NIKHIL SURYANARAYAN
Anjaneya Opp, Hiranandani Foundation School, Powai

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
RAJESH KUMAR N RSP House, 30 Museum Road RSP House, 30 Museum Road BGS\BL-3.6/E-3378.09-10

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (Town Planning) on date:31/08/2020 vide lp number: BBMP/Ad.Com./YLK/0220/20-21 subject to terms and conditions laid down along with this modified building plan approval.

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Note: A-RERA Unapproved
Note: Building Plan Modification
Organization: BRUHAT BENGALURU MAHANAGARA PALIKE
Date: 07-09-2020 07:32:36

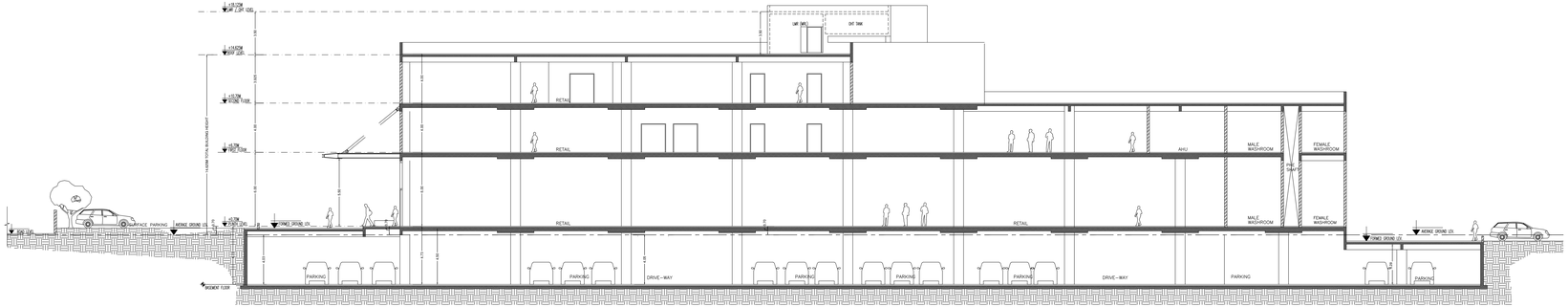
PROJECT TITLE :
PROPOSED COMMERCIAL (RETAIL) BUILDING AT KHATHI NO.156/1D4,NARAYANA HOUSING BOARD, SECTOR-B, 3rd PHASE,YEHLANKA NEW TOWN, BANGALORE

DRAWING TITLE : TERRACE FLOOR PLAN

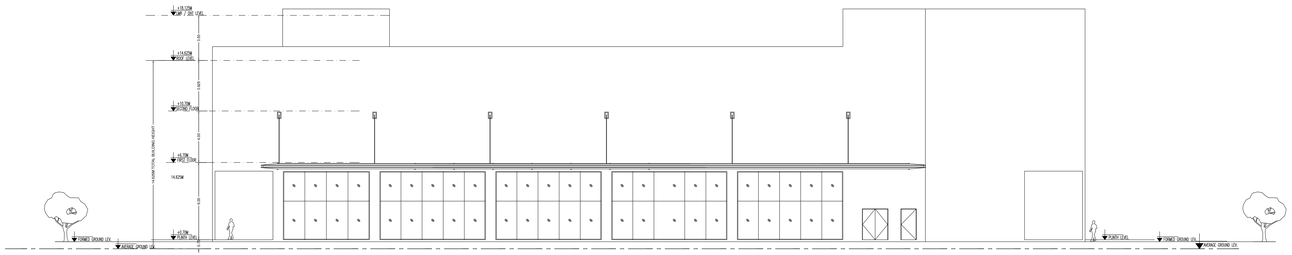
SHEET NO : 6

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of and user provided data. 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

User Defined Metric (2000.00 x 910.00MM)



SECTION AT A-A



ELEVATION

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for,
a) Consisting of "Block - A (COMMERCIAL BUILDING) Wing - A-1 (COMMERCIAL BUILDING) Consisting o f BASEMENT - GF+10Th"
2.The sanction is accorded for Retail Shop A (COMMERCIAL BUILDING) only. The use of the building shall not deviate to any other use.
3.The use of the premises, the plan should 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 construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported from time to time by contractor.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas which shall be accessible to all the tenants and occupants.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C.(Elab.3) code leaving 3.05 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per the norms and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities assigned to them as per the KCD Act & Rules, 1964 and Bye-laws 2003 in force.
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.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).
23.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards and amended from time to time shall be adopted.
24.The applicant should provide solar water heaters as per table 17-J of Bye-law No. 29 to the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building Bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27.No objection certificate shall be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24 , 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- e.g.capacity installed at site for its re-use.
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31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be just approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain fire safety clearance certificate from Karnataka Fire and Emergency Services and renew it every year by complying the requirements stipulated by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition to avoid any fire hazards and ensure fire safety in the building. The certificate should be produced to the Corporation.
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37. The owner / developer shall ensure that no deviation to the approved plan in the form of any 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 the Orders of the BBMP.
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45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag Hoodilee) Letter No. LD/06/LET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor
Every Applicant / Builder / Owner / Contractor shall register his establishment 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.
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SCALE 1:100

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	VERSION DATE: 26/06/2020	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Commercial	
Inward_No: BBMP/Ad.Com./HJ/0220/20-21	Plot SubUse: Retail Shop	
Application Type: General	Land Use Zone: Commercial (Business)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 156/1D4	
Nature of Sanction: NEW	City Survey No.: nil	
Location: RING-II	Khata No. (As per Khata Extract): 156/1D4	
Building Line Specified as per Z.R: NA	Locality / Street of the property: KHB Colony, Sector 'B', 3rd phase, Yelahanka New town, Bangalore	
Zone: Yelahanka		
Ward: Ward-004		
Planning District: 301-Yelahanka		
AREA DETAILS:		SQ.MT.
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Achieved Net coverage area (39.38 %)		5153.98
Balance coverage area left (0.62 %)		81.00
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Permissible F.A.R. as per zoning regulation 2015 (3.00)		39262.34
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
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No.	Head	Amount (INR)	Remark
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- PLOT BOUNDARY
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A (COMMERCIAL BUILDING)	Commercial	Retail Shop	Bldg upto 15.0 mt. ht.	C2

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	-	10830.09	1	217	-
	Total :	-	-	-	-	-	217	228

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	217	2963.75	228	3135.00
Total Car	217	2963.75	228	3135.00
	-	302.50	-	0.00
Other Parking	-	-	-	4085.75
Total		3266.25		7220.75

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
			Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial	
A (COMMERCIAL BUILDING)	1	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10830.09	10830.09
Grand Total:	1	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10830.09	10830.09

Block :A (COMMERCIAL BUILDING)

Floor Name	Gross Builup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial		
Terrace Floor	267.24	0.00	267.24	239.82	0.00	27.42	0.00	0.00	0.00	0.00	0.00	0.00
Second Floor	2949.88	72.31	2877.57	0.00	50.36	0.00	518.52	0.00	0.00	0.00	2308.69	2308.69
First Floor	5208.09	80.32	5127.77	0.00	127.52	0.00	1033.30	0.00	0.00	0.00	3966.95	3966.95
Ground Floor	5202.60	68.82	5133.78	0.00	93.75	0.00	707.04	0.00	0.00	0.00	4354.19	4354.19
Basement Floor	6316.71	0.00	6316.71	0.00	85.75	0.00	119.36	161.81	5749.53	0.00	200.26	200.26
Total:	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10830.09	10830.09	10830.09
Total Number of Same Blocks	1											
Total:	19964.72	221.45	19743.27	239.82	356.38	27.42	2378.22	161.81	5749.53	10830.09	10830.09	10830.09

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	D1	0.90	2.10	01
A (COMMERCIAL BUILDING)	D1	1.40	2.10	01
A (COMMERCIAL BUILDING)	D1	1.50	2.10	05
A (COMMERCIAL BUILDING)	D	1.50	2.10	06
A (COMMERCIAL BUILDING)	D1	1.68	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	V	1.00	0.60	11
A (COMMERCIAL BUILDING)	W	12.74	2.10	01
A (COMMERCIAL BUILDING)	W	13.49	2.10	01
A (COMMERCIAL BUILDING)	W	13.53	2.10	03
A (COMMERCIAL BUILDING)	W	15.10	2.10	01
A (COMMERCIAL BUILDING)	W	24.49	2.10	01
A (COMMERCIAL BUILDING)	W	25.44	2.10	01
A (COMMERCIAL BUILDING)	W	25.66	2.10	01
A (COMMERCIAL BUILDING)	W	25.70	2.10	01
A (COMMERCIAL BUILDING)	W	3.89	2.10	01
A (COMMERCIAL BUILDING)	W	3.91	2.10	01
A (COMMERCIAL BUILDING)	W	32.14	2.10	01
A (COMMERCIAL BUILDING)	W	42.81	2.10	01
A (COMMERCIAL BUILDING)	W	5.27	2.10	01
A (COMMERCIAL BUILDING)	W	6.80	2.10	01
A (COMMERCIAL BUILDING)	W	7.81	2.10	01
A (COMMERCIAL BUILDING)	W	9.53	2.10	01

UnitBUA Table for Block :A (COMMERCIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBLtA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE SPACE	SHOP	4354.19	4354.19	2	1
FIRST FLOOR PLAN	OFFICE SPACE	SHOP	3966.95	3966.95	3	1
SECOND FLOOR PLAN	OFFICE SPACE	SHOP	2305.28	2305.28	4	1
Total:	-	-	10626.42	10626.42	9	3

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
AVENUE SUPERMARTS LTD REP BY AUTHORISER NIKHIL SURYANARAYAN
Anjaneya Opp, Hiranandani Foundation School, Powai

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
RAJESH KUMAR N RSP House, 30 Museum Road RSP House, 30 Museum Road BGS9L-3.6/E-3378.09-10

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (Town Planning) on date:31/08/2020 vide lp number: BBMP/Ad.Com./YLK/0220/20-21 subject to terms and conditions laid down along with this modified building plan approval.

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Issue date: 02 SEP 2020
Validity: 02 SEP 2022
Joint Director - Bangalore Metropolitan Region
Town Planning (Ex Officio)
Date: 07/09/2020 07:30:38

PROJECT TITLE :
PROPOSED COMMERCIAL (RETAIL) BUILDING AT KHATHI NO:156/1D4,KARNATAKA HOUSING BOARD, SECTOR-B, 3rd PHASE,YEHLANKA NEW TOWN, BANGALORE

DRAWING TITLE : SECTION AND ELEVATION

SHEET NO : 7

This a system generated report and does not require any signature
Accuracy of Scrutiny Report and Drawing is subject to accuracy of and user provided data. 3rd party software/hardwareservices, etc. We are not liable for any damages which may arise from use, or inability to use the Application.
UserDefinedMetric (2000.00 x 910.00MM)

SCALE 1:100

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for:
A.COMMERCIAL BUILDING(S) B.COMMERCIAL BUILDING Wing - A-1 (COMMERCIAL BUILDING) Consisting-0 BASEMENT, GF+UGF
2 The sanction is accorded for Retail Shop A (COMMERCIAL BUILDING) only. The use of the building shall not be changed at any time.
3.2(a) Parking reserved in the plan should 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 the concerned authorities at the rates
5 Necessary ducts for running telephone cables, cuticles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6 The applicant shall provide construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7 The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen mishap arising during the time of construction.
8 The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed periodically at least once in a month.
9 The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas which shall be accessible to all the tenants and occupants.
10 The applicant shall provide separate space for electrical substation transformers & associated equipment as per KEB norms (Minimum 4.5 X 3.5 meters) 3.00 mtrs. from the building within the premises.
11 The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12 The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris or material from causing inconvenience or nuisance to the public in the adjacent areas.
13 Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14 License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the approved plans with specifications shall be mounted on a frame and displayed and they shall be available at the site for inspection.
15 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.
16 The owners / occupants of the premises / buildings, at all times, may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 23) under sub section 9-B (a) to (k).
17 The building shall be constructed under the supervision of a registered structural engineer.
18 The owner shall display the name board with the name of the building, the name of the owner, the area of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19 Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of the licence failing which the licence shall be deemed to have lapsed (Bye-law No. 21 (b) (ii)).
20 The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21 Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22 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).
23 The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the National Building Code (Karnataka Chapter) and National Building Code - IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24 The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25 Ramps with a maximum gradient meant for handicapped persons prescribed in schedule IV (bye-law - 21) of Building Bye-laws 2003 shall be ensured.
26 The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / attendants. The main door of the toilet door also entrance shall be approached through a ramp for the Physically Handicapped persons together with the elegant entry.
27 The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23 (Rain Water Harvesting Structure) are complied.
28 The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29 Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---> e.g composts installed at site for its re-use
/ disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial buildings).
30 The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.

31 Sufficient lanes wherever parking shall be provided as per requirement.
32 Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33 The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures and a copy of the same should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34 The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Corporation for structural stability and safety and other connected infrastructure and should be in a safe working condition and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35 The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate with respect to the safety of electrical installations and equipment and shall get the renewal of the permission issued, etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36 The Owner / Association of the high-rise building shall conduct two mock - drills in the building, one before the onset of summer and another during the summer and secure complete safety in respect of fire hazards.
37 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 and the Master Plan or Detailed Development Plan.
38 The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) in accordance with Rule 21 (b) (ii) of the KMC Act read with Rule 9 (3) of the Karnataka Municipal Corporations Building Rules and KMC (C&B) 3.(3) while having 3.00 mtrs. from the building within the premises.
11 The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

39 All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the layout in which the site under reference is located are applicable.
40 The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
41 The Applicant / Owner / Developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
42 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
43 The Applicant / Owner / Developer shall plant one tree for a sites measuring 180 Sqm or (a 240 Sqm to minimum of two trees for sites measuring with more than 240 Sqm. (i) One tree for every 240 Sq.m of the FAR area as per Karnataka Municipal Corporations Building Rules and Karnataka Municipal Act.
44 In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
45 The Owner / Building licence for special conditions, if any.
Special Condition as per Labour Department of Karnataka vide ADDENDUM (Anuraag Hoodlike) Letter No. LD5002CTI2012, 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"Prior to the commencement of work.

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 employed under the provisions of the act.
3 The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him
4 At every 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 :
1 Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the project as mentioned above.
2 List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3 Employing 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.

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.13	
		VERSION DATE: 30/06/2020	
PROJECT DETAIL :			
Block : A (COMMERCIAL BUILDING)			
Inward No: BBMP/Ward-Cum-JC/4203/2020-21		Plot Sub-Use: Retail Shop	
Application Type: General		Land Use Zone: Commercial (Business)	
Proposal Type: Building Permission		Plot/Sub Plot No.: 102/124	
Nature of Sanction: NEW		City Survey No.: nil	
Location: RMZ-B		Khata No. (as per Khata Extract): 108729	
Building Line Specified as per Z.R. NA		Locality / Street of the property: KRB Colony, Sector 'B', 3rd phase, Yelahanka New Town, Bangalore	
Zone: Yelahanka			
Ward: Ward-004			
AGRAHARA (Village): BT Hallaparke			
AREA DETAILS :			SQ.MT.
AREA OF PLOT (Minimum)	(A)		13247.45
NET AREA OF PLOT	(A-Deductions)		13247.45
COVERAGE CHECK			
Permissible Coverage area (60.00 %)			5234.38
Proposed Coverage Area (39.54 %)			5153.98
Total Coverage area (39.54 %)			5153.98
Balance coverage area left (20.46 %)			81.39
FAR CHECK			
Permissible F.A.R as per zoning regulation 2015 (3.00)			39742.34
Additional F.A.R within Ring I and II for amalgamated plot (-)			0.00
Premium FAR for Plot within Ring I (-)			0.00
Premium FAR for Plot within Inner Circle (-)			0.00
Total Perm. FAR area (3.00)			39742.34
Commercial FAR (100.00%)			13153.39
Proposed FAR Area			13153.39
Achieved Net FAR Area (0.99)			13153.39
Balance FAR Area (2.01)			26622.25
BUILT UP AREA CHECK			
Proposed BuiltUp Area			15312.27
Substructure Area Add in BUA Exclude FAR			10.00
Achieved BuiltUp Area			15302.27

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/6623/CH/20-21	BBMP/6623/CH/20-21	227137.0	Online	10179250979	01/07/2020 3:55:01 PM	-
No.		Head			Amount (INR)	Remark	
1		Scrutiny Fee			227137.0	-	

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	Bldg upto 15.0 mt. Ht.	G2

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	108530.09	1	217	217	-
	Total :	-	-	-	-	-	217	229

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	217	5425.00	229	5725.00
Total Car	217	5425.00	229	5725.00
	-	337.50	-	0.00
Other Parking	-	-	-	4093.75
Total	-	5762.50	-	9818.75

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions Free-Grass BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
			Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial		
A (COMMERCIAL BUILDING)	1	19964.72	221.45	19743.27	239.82	396.38	27.42	2376.22	161.81	5749.53	10630.09	13153.39	13630.09
Grand Total:	1	19964.72	221.45	19743.27	239.82	396.38	27.42	2376.22	161.81	5749.53	10630.09	13153.39	13630.09

Block :A (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions Free-Grass BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial		
Terrace Floor	287.24	0.00	287.24	239.82	0.00	27.42	0.00	0.00	0.00	0.00	0.00	0.00
Second Floor	2946.68	72.31	2874.37	0.00	58.36	0.00	518.52	0.00	0.00	2308.69	2308.69	2308.69
First Floor	5330.35	80.32	5127.77	0.00	121.52	0.00	1020.35	0.00	0.00	3985.90	3985.90	3985.90
Ground Floor	5222.60	68.82	5153.98	0.00	92.75	0.00	737.04	0.00	0.00	4304.19	4304.19	4304.19
Basement Floor	6316.71	0.00	6316.71	0.00	95.75	0.00	119.28	161.81	5749.53	200.28	200.28	200.28
Total:	19964.72	221.45	19743.27	239.82	396.38	27.42	2376.22	161.81	5749.53	10630.09	10630.09	10630.09
Total Number of Same Blocks	1											

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	D1	0.90	2.10	01
A (COMMERCIAL BUILDING)	D1	1.40	2.10	01
A (COMMERCIAL BUILDING)	D1	1.00	2.10	06
A (COMMERCIAL BUILDING)	D	1.00	2.10	08
A (COMMERCIAL BUILDING)	D1	1.68	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	V	1.00	0.60	11
A (COMMERCIAL BUILDING)	W	12.74	2.10	01
A (COMMERCIAL BUILDING)	W	15.49	2.10	01
A (COMMERCIAL BUILDING)	W	13.53	2.10	03
A (COMMERCIAL BUILDING)	W	15.10	2.10	01
A (COMMERCIAL BUILDING)	W	24.49	2.10	01
A (COMMERCIAL BUILDING)	W	25.44	2.10	01
A (COMMERCIAL BUILDING)	W	20.66	2.10	01
A (COMMERCIAL BUILDING)	W	25.70	2.10	01
A (COMMERCIAL BUILDING)	W	3.86	2.10	01
A (COMMERCIAL BUILDING)	W	3.91	2.10	01
A (COMMERCIAL BUILDING)	W	32.14	2.10	01
A (COMMERCIAL BUILDING)	W	42.91	2.10	01
A (COMMERCIAL BUILDING)	W	5.27	2.10	01
A (COMMERCIAL BUILDING)	W	6.80	2.10	01
A (COMMERCIAL BUILDING)	W	7.81	2.10	01
A (COMMERCIAL BUILDING)	W	9.93	2.10	01

UnitBUA Table for Block :A (COMMERCIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE SPACE	SHOP	4354.19	4354.19	2	1
FIRST FLOOR PLAN	OFFICE SPACE	SHOP	3985.90	3985.90	3	1
SECOND FLOOR PLAN	OFFICE SPACE	SHOP	2305.28	2305.28	4	1
Total:	-	-	10645.42	10645.42	9	3

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & E-MAIL ID
SUPARNAMMA
Anganwa Opp. Hp

SER
AUTHORISER NAVIL
School, Powe

ARCHITECT/ENGINEER /SUPERVISOR
RAJESH KUA
Road BCC/BL

JRE
Aaseum Road RDP House, 30 Museum

Note:
The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (Yelahanka) on date 31/08/2020 vide to number BBMP/JC/Ward-Cum-JC/4203/20-21 subject to terms and conditions laid down along with this modified building plan approval.
This approval of Building plan/ Modified plan is valid for two years from the date of issue of the Building permit by the competent authority.
Name : G. Kavitha Gowda
Designation : Additional Director of Town Planning (South)
Organization : BBMP(BANGALORE MAHANAGARA PALIKE)
Date : 31/08/2020 12:32:36

PROJECT TITLE :
PROPOSED COMMERCIAL (RETAIL) BUILDING AT KHATHA NO 108/108,KARNATAKA HOUSING BOARD, SECTOR-B, 3rd PHASE,YEHLANKA NEW TOWN, BANGALORE

DRAWING TITLE : 1540574503-26-08-2020-02-59-54B, BASF DRAWIT YEHLANKA T 11-A-COMMERCIAL-BUILDING.dwg

SHEET NO : 8 BASEMENT, GF+UGF

This is system generated report and does no require any signature
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardwareservices, etc. We are not liable for any damages which may arise from use, or inability to use the Application.
UserDefinedMetric (2000.00 x 910.00MM)

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for:
RESIDENTIAL(Group - D) COMMERCIAL BUILDING Wing - A-1 (COMMERCIAL BUILDING) Consisting 0 BASEMENT, GF+12F
2 The sanction is accorded for Retail Shop A (COMMERCIAL BUILDING) only. The use of the building shall not be changed at any time.
3.2(a) Parking reserved in the plan should 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 the concerned authorities at the rates
5 Necessary ducts for running telephone cables, cuticles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6 The applicant shall provide construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7 The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen mishaps arising during the time of construction.
8 The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed periodically at least once in a month.
9 The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas which shall be accessible to all the tenants and occupants.
10 The applicant shall provide adequate space for locating the distribution transformers & associated equipment as per KERC (Distribution) Code leaving 3.00 mtrs. from the building within the premises.
11 The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 35.
12 The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris or material from causing inconvenience or nuisance to the public in the adjacent areas.
13 Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14 License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license number and the approved plans with specifications shall be mounted on a frame and displayed and they shall be made available for inspection.
15 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.
16 The Architect / Engineer / Supervisor shall ensure that the work may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.8) under sub section 9-A (a) to (k).
17 The building shall be constructed under the supervision of a registered structural engineer.
18 The owner shall display the name of the Architect / Engineer / Supervisor and the name of the owner of course structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19 Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of the licence failing which the permission shall lapse unless extension of time is applied and granted.
20 The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21 Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22 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).
23 The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the National Building Code (Karnataka Chapter) and National Building Code - IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24 The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25 Ramps with a gradient suitable for handicapped persons prescribed in schedule IV (bye-law - 31) of Building Bye-laws 2003 shall be ensured.
26 The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / attendants suitable for handicapped persons. Also entrance shall be approached through a ramp for the Physically Handicapped persons together with the elegant entry.
27 The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23 & 24 of the Bye-law 32(a) are complied.
28 The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29 Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---> e.g composts installed at site for its re-use
/ disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial buildings).
30 The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe structures.

31 Sufficient two wheeler parking shall be provided as per requirement.
32 Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33 The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures and the same certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34 The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Corporation for structural stability and safety and other connected infrastructure and should produce the fitness certificate and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35 The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate with respect to the Electrical Installations and Electrical Equipments installed in the premises, lifts, escalators, etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36 The Owner / Association of the high-rise building shall conduct two mock - drills in the building, one before the onset of summer and another during the summer and secure complete safety in respect of fire hazards.
37 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 and the Master Plan or Detailed Development Plan.
38 The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) in accordance with Rule 21(a) of KCR & C.B.) Rules 1964 in Form - 'I' for inspection of the site for verifying the plinth level as per plan intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39 The Green Belt / Buffer / Setback / Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40 All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the layout in which the site under this application is located are applicable.
41 The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42 The Applicant / Owner / Developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44 The Applicant / Owner / Developer shall plant one tree for a sites measuring 180 Sqm or (a 240 Sqm G+ minimum of two trees for sites measuring with more than 240 Sqm. (i) One tree for every 240 Sq.m of the FAR area as per Schedule of Trees published by the Forest Department shall be planted and nurtured.
45 In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46 The Owner / Builder building licence for special conditions, if any.
Special Condition as per Labour Department of Karnataka vide ADDENDUM (Anuslaag Hoodidea) Letter No. LD5002ETD012, 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"Prior to the commencement of work.

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 employed under the building or construction.
3 The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4 At every 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 :
1 Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the project as per Government norms.
2 List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3 Employing 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.

SCALE 1:100

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.13	
		VERSION DATE: 30/06/2020	
PROJECT DETAIL :			
Authority: BBMP		Plot Use: Commercial	
Inward No: BBMP/Addl.Com./KA/0010/20-21		Plot Sub Use: Retail Shop	
Application Type: General		Land Use Zone: Commercial (Business)	
Proposal Type: Building Permission		Plot/Sub Plot No.: 182/1A	
Nature of Sanction: NEW		City Survey No.: nil	
Location: RMZ-III		Khata No. (as per Khata Extract): 198729	
Building Line Specified as per Z.R. NA		Locality / Street of the property: KRB Colony, Sector 'B', 3rd phase, Yelahanka New Town, Bangalore	
Zone: Yelahanka			
Ward: Ward-004			
AGRICULTURAL JDY Yelahanka			
AREA DETAILS :			SQ.MT.
AREA OF PLOT (Minimum)	(A)		13547.45
NET AREA OF PLOT	(A-Deductions)		13547.45
COVERAGE CHECK			
Permissible Coverage area (60.00 %)			8234.38
Proposed Coverage Area (38.34 %)			5193.98
Achieved Net coverage area (38.34 %)			5193.98
Balance coverage area left (0.00 %)			81.38
FAR CHECK			
Permissible F.A.R as per zoning regulation 2015 (3.00)			40641.34
Additional F.A.R within Ring I and II for amalgamated plot (-)			0.00
Premium FAR for Plot within Ring I (-)			0.00
Premium FAR for Plot within Inward Zone (-)			0.00
Total Perm. FAR area (3.00)			40641.34
Commercial FAR (100.00%)			13553.78
Proposed FAR Area			13553.78
Achieved Net FAR Area (2.81)			13553.78
Balance FAR Area (0.19)			26622.25
BUILT UP AREA CHECK			
Proposed Built-Up Area			19743.27
Substructure Area Add in BUA Exempt Lvl			10.00
Achieved Built-Up Area			19753.27

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/6623/CH/20-21	BBMP/6623/CH/20-21	227137.0	Online	10179250979	01/07/2020 3:20:01 PM	Remark
No.		Head			Amount (INR)	Remark	
1		Scrutiny Fee			227137.0	-	

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	Bldg upto 15.0 mt. Ht.	G2

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd Unit	Reqd.	Prop.
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	100.00 (B)		1	217	-
	Total :	-	-	-	-	-	217	229

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	217	5425.00	229	5725.00
Total Car	217	5425.00	229	5725.00
	-	332.50	-	0.00
Other Parking	-	-	-	4093.75
Total	-	5758.25	-	9818.75

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions Free-Grea BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
			Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial		
A (COMMERCIAL BUILDING)	1	19964.72	221.45	19743.27	239.82	396.38	27.42	2376.22	161.81	5749.53	10830.09	13553.78	13830.09
Grand Total:	1	19964.72	221.45	19743.27	239.82	396.38	27.42	2376.22	161.81	5749.53	10830.09	13553.78	13830.09

Block :A (COMMERCIAL BUILDING)

Floor Name	Gross Buiup Area	Deductions Free-Grea BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial		
Terrace Floor	287.24	0.00	287.24	239.82	0.00	27.42	0.00	0.00	0.00	0.00	0.00	0.00
Second Floor	2946.68	72.31	2874.37	0.00	58.36	0.00	518.52	0.00	0.00	2308.69	2308.69	2308.69
First Floor	5200.05	80.32	5127.73	0.00	121.52	0.00	1020.35	0.00	0.00	3985.86	3985.86	3985.86
Ground Floor	5222.60	68.82	5153.98	0.00	92.75	0.00	737.04	0.00	0.00	4304.19	4304.19	4304.19
Basement Floor	6318.71	0.00	6318.71	0.00	95.79	0.00	119.28	161.81	5749.53	200.28	200.28	200.28
Total:	19964.72	221.45	19743.27	239.82	396.38	27.42	2376.22	161.81	5749.53	10830.09	10830.09	10830.09
Total Number of Same Blocks	1											
Total:	19964.72	221.45	19743.27	239.82	396.38	27.42	2376.22	161.81	5749.53	10830.09	10830.09	10830.09

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	D1	0.90	2.10	01
A (COMMERCIAL BUILDING)	D1	1.40	2.10	01
A (COMMERCIAL BUILDING)	D1	1.00	2.10	06
A (COMMERCIAL BUILDING)	D	1.00	2.10	08
A (COMMERCIAL BUILDING)	D1	1.68	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	V	1.00	0.60	11
A (COMMERCIAL BUILDING)	W	12.74	2.10	01
A (COMMERCIAL BUILDING)	W	15.49	2.10	01
A (COMMERCIAL BUILDING)	W	13.53	2.10	03
A (COMMERCIAL BUILDING)	W	15.10	2.10	01
A (COMMERCIAL BUILDING)	W	24.49	2.10	01
A (COMMERCIAL BUILDING)	W	25.44	2.10	01
A (COMMERCIAL BUILDING)	W	20.66	2.10	01
A (COMMERCIAL BUILDING)	W	25.70	2.10	01
A (COMMERCIAL BUILDING)	W	3.86	2.10	01
A (COMMERCIAL BUILDING)	W	3.91	2.10	01
A (COMMERCIAL BUILDING)	W	32.14	2.10	01
A (COMMERCIAL BUILDING)	W	42.91	2.10	01
A (COMMERCIAL BUILDING)	W	5.27	2.10	01
A (COMMERCIAL BUILDING)	W	6.80	2.10	01
A (COMMERCIAL BUILDING)	W	7.81	2.10	01
A (COMMERCIAL BUILDING)	W	9.93	2.10	01

UnitBUA Table for Block :A (COMMERCIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE SPACE	SHOP	4304.19	4304.19	2	1
FIRST FLOOR PLAN	OFFICE SPACE	SHOP	3985.86	3985.86	3	1
SECOND FLOOR PLAN	OFFICE SPACE	SHOP	2305.28	2305.28	4	1
Total:	-	-	10595.32	10595.32	9	3

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & E-MAIL ID
SURYANARAYAN
Anjanaya Opp. He

SER
AUTHORISER NAVIL
School, Powai

ARCHITECT/ENGINEER /SUPERVISOR
RAJESH KUM
Rajesh BCC/BL

JRE
Aaseum Road RSP House, 30 Museum

Note:
The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (Yelahanka) on date 31/08/2020 vide to number BBMP/Addl.Dir/YLK/0006/20-21 subject to terms and conditions laid down along with this modified building plan approval.
This approval of Building plan/ Modified plan is valid for two years from the date of issue of the building permit by the competent authority.
Name : S. Kantha Kumaraswamy
Designation : Joint Director of Town Planning
(Yelahanka)
Organization : BBMP(PLANNING)
Date : 31/08/2020 12:32:36

PROJECT TITLE :
PROPOSED COMMERCIAL (RETAIL) BUILDING AT KHATHI NO.198/2(KARNATAKA HOUSING BOARD), SECTOR-B, 3rd PHASE,YEHLANKA NEW TOWN, BANGALORE

DRAWING TITLE : 14MDP/0403 28.08.2020
SD-SB-5/B, BRIGHT DWARKA TEHLANKA T.11
A-COMMERCIAL-BUILDING.pdf

SHEET NO : 1 BASEMENT, GF+12F

This A system generated report and does not require any signature

Accuracy of Scrutiny Report and Drawing is subject to accuracy of and user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (2000.00 x 910.00MM)

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for:
RESIDENTIAL OR COMMERCIAL BUILDING Wing - A-1 (COMMERCIAL BUILDING) Consisting-0 BASEMENT, GF+UF
2 The sanction is accorded for Retail Shop A (COMMERCIAL BUILDING) only. The use of the building shall not be changed at any time.
3.2(a) Parking reserved in the plan should 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 the concerned authorities at the rates
5 Necessary ducts for running telephone cables, cuticles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6 The applicant shall provide construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7 The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen mishap arising during the time of construction.
8 The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed periodically at least once in a month.
9 The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas which shall be accessible to all the tenants and occupants.
10 The applicant shall provide separate space for the telecommunication transformers & associated equipment as per K.E.R.C.(Sub 3) code leaving 3.00 mtrs. from the building within the premises.
11 The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Sanction No. 25.
12 The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris and other hazardous materials from endangering persons or cattle in the adjoining areas.
13 Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14 License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the approved plans with specifications shall be mounted on a frame and displayed and they shall be available at the site for inspection.
15 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.
16 The Architect / Engineer / Supervisor shall ensure that the work may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 2.6) under sub section 9-B (a) to (k).
17 The building shall be constructed under the supervision of a registered structural engineer.
18 The owner shall display the name of the Architect / Engineer / Supervisor and the name of the owner of the structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19 Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of the licence failing which the permission shall lapse and a fresh application shall be made.
20 The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21 Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22 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).
23 The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the National Building Code (Karnataka Chapter) and National Building Code - IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24 The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25 Ramps with a gradient of physically handicapped persons prescribed in schedule IV (bye-law - 31) of Building Bye-laws 2003 shall be ensured.
26 The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / attendants for the Physically handicapped persons and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the elegant entry.
27 The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23 & 24 of the Bye-laws are fulfilled in the building.
28 The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29 Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---> e.g composty installed at site for its re-use
i Disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial buildings)
30 The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe structures.

31 Sufficient lanes wherever parking shall be provided as per requirement.
32 Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33 The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures and the same should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34 The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Corporation for structural stability and safety and other connected infrastructure and should be in good working condition and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35 The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every year with due inspection by the department regarding working condition of Electrical Installations and the same etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36 The Owner / Association of the high-rise building shall conduct two mock - drills in the building, one before the onset of summer and another during the summer and secure complete safety in respect of fire hazards.
37 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 and the Master Plan or Detailed Development Plan.
38 The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) in writing stating that he has commenced the construction. The Sanctioning Authority shall cancel the licence if the owner / developer does not give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39 The Open Spaces mentioned in Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40 All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the layout in which the site under this application is located are applicable.
41 The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-laws 2016.
42 The Applicant / Owner / Developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-laws 2016.
43 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44 The Applicant / Owner / Developer shall plant one tree for a sites measuring 180 Sqm or (a 240 Sqm G+mmum of two trees for sites measuring with more than 240 Sqm. (i) One tree for every 240 Sq.m of the FAR area as per Karnataka Municipal Corporations Tree Preservation Regulations 2020.
45 In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46 The Owner / Building licence for special conditions, if any.
Special Condition as per Labour Department of Karnataka vide ADDENDUM (Anubandg Hoodike) Letter No. LD5002CET2012, 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 under the "Karnataka Building and
3 The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him
4 At every 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 :

1 Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the project - Minimum one room.
2 List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3 Employing 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.

SCALE : 1:100

AREA STATEMENT (BBMP)		
	VERSION NO.: 1.0.13	
	VERSION DATE: 30/06/2020	
PROJECT DETAIL :		
Authority: BBMP	Plot Use: Commercial	
Inward No: BBMP/Addl.Com./KA/0010/20-21	Plot Sub-Use: Retail Shop	
Application Type: General	Land Use Zone: Commercial (Business)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 182/124	
Nature of Sanction: NEW	City Survey No.: nil	
Location: RMZ-B	Khata No. (as per Khata Extract): 158729	
Building Line Specified as per Z.R. NA	Locality / Street of the property: KR8 Colony, Sector 'B1' 3rd phase, Yelahanka New Town, Bangalore	
Zone: Yelahanka		
Ward: Ward-004		
Planning District: 207-Yelahanka		
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	13247.45
NET AREA OF PLOT	(A-Deductions)	13247.45
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		6234.38
Proposed Coverage Area (35.74 %)		3733.98
Achieved Net coverage area (35.74 %)		3733.98
Balance coverage area left (0.00 %)		0.00
FAR CHECK		
Permissible F.A.R as per zoning regulation 2015 (3.00)		39741.34
Additional F.A.R within Ring I and II for amalgamated plot (-)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		39741.34
Commercial FAR (100.00%)		13503.39
Proposed FAR Area		13503.39
Achieved FAR Area (1.02)		13503.39
Balance FAR Area (2.17)		26237.95
BUILT UP AREA CHECK		
Proposed Built-Up Area		19743.27
Substructure Area Add in BUA Exempt Lvl		19.00
Achieved Built-Up Area		19762.27

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/6623/CH/20-21	BBMP/6623/CH/20-21	227137.0	Online	10179250979	01/07/2020 3:20:01 PM	-
No.	-	Head		Amount (INR)	Remark		
1	-	Scrutiny Fee		227137.0	-		

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	Bldg upto 15.0 mt. Ht.	I2

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (COMMERCIAL BUILDING)	Commercial	Retail Shop	> 0	108530.09	1	217	217	-
	Total :	-	-	-	-	-	217	229

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	217	5425.00	229	5725.00	
Total Car	217	5425.00	229	5725.00	
	-	332.50		0.00	
Other Parking	-	-		4093.75	
Total		5758.25		9818.75	

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions Free-Grea BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
			Cellar			StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial	
A (COMMERCIAL BUILDING)	1	19764.72	221.45	19743.27	239.82	356.38	27.42	2376.22	161.81	5749.53	1063.09	13503.39	13503.39
Grand Total:	1	19764.72	221.45	19743.27	239.82	356.38	27.42	2376.22	161.81	5749.53	1063.09	13503.39	13503.39

Block :A (COMMERCIAL BUILDING)

Floor Name	Gross Buiup Area	Deductions Free-Grea BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cellar			StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial	
Terrace Floor	287.24	0.00	287.24	287.24	239.82	0.00	27.42	0.00	0.00	0.00	0.00	0.00
Second Floor	2946.68	72.31	2874.37	2874.37	0.00	58.36	0.00	518.52	0.00	0.00	2308.69	2308.69
First Floor	5330.35	80.32	5127.77	5127.77	0.00	127.52	0.00	1323.35	0.00	0.00	3676.90	3676.90
Ground Floor	5222.60	68.82	5153.98	5153.98	0.00	92.75	0.00	737.04	0.00	0.00	4304.19	4304.19
Basement Floor	6318.71	0.00	6318.71	6318.71	0.00	76.75	0.00	119.28	161.81	5749.53	200.28	200.28
Total:	19964.72	221.45	19762.27	19762.27	239.82	356.38	27.42	2376.22	161.81	5749.53	10490.06	10490.06
Total Number of Same Blocks	1											

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	D1	0.90	2.10	01
A (COMMERCIAL BUILDING)	D1	1.40	2.10	01
A (COMMERCIAL BUILDING)	D1	1.00	2.10	06
A (COMMERCIAL BUILDING)	D	1.00	2.10	08
A (COMMERCIAL BUILDING)	D1	1.68	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	V	1.00	0.60	11
A (COMMERCIAL BUILDING)	W	12.14	2.10	01
A (COMMERCIAL BUILDING)	W	15.49	2.10	01
A (COMMERCIAL BUILDING)	W	13.53	2.10	03
A (COMMERCIAL BUILDING)	W	15.10	2.10	01
A (COMMERCIAL BUILDING)	W	24.49	2.10	01
A (COMMERCIAL BUILDING)	W	25.44	2.10	01
A (COMMERCIAL BUILDING)	W	20.66	2.10	01
A (COMMERCIAL BUILDING)	W	25.70	2.10	01
A (COMMERCIAL BUILDING)	W	3.86	2.10	01
A (COMMERCIAL BUILDING)	W	3.91	2.10	01
A (COMMERCIAL BUILDING)	W	32.14	2.10	01
A (COMMERCIAL BUILDING)	W	42.91	2.10	01
A (COMMERCIAL BUILDING)	W	5.27	2.10	01
A (COMMERCIAL BUILDING)	W	6.80	2.10	01
A (COMMERCIAL BUILDING)	W	7.81	2.10	01
A (COMMERCIAL BUILDING)	W	9.93	2.10	01

UnitBUA Table for Block :A (COMMERCIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
SECOND FLOOR PLAN	OFFICE SPACE	SHOP	4354.19	4354.19	2	1
FIRST FLOOR PLAN	OFFICE SPACE	SHOP	3966.85	3966.85	3	1
GROUND FLOOR PLAN	OFFICE SPACE	SHOP	2305.28	2305.28	4	1
Total:	-	-	10626.42	10626.42	9	3

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & E-MAIL ID
SURYANARAYAN
Anganwa Opp. He

SER
AUTHORISER NAVIL
School, Powa

ARCHITECT/ENGINEER /SUPERVISOR
RAJESH KUM
Rajesh BCC/BL

JRE
Aaseum Road RSP House, 30 Museum

Note:
The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (YELAHANKA) on date 31/08/2020 vide to number BBMP/JC/Dist_YLK/0036/20-21 subject to terms and conditions laid down along with this modified building plan approval.
This approval of Building plan/ Modified plan is valid for two years from the date of issue of the Building permit by the competent authority.
Name : S. Kantha Kumaraswamy
Designation : Joint Director of Town Planning (Scrutiny)
Organization : BBMP(YELAHANKA)
Remarks(If any) : NA
Date : 31/08/2020 12:32:36

YELAHANKA

PROJECT TITLE :
PROPOSED COMMERCIAL (RETAIL) BUILDING AT KHATHA NO 158/124,KARNATAKA HOUSING BOARD, SECTOR-B, 3rd PHASE,YEHLANKA NEW TOWN, BANGALORE

DRAWING TITLE : 1540576023-26-08-2020 02-09-045_BRGF,DWARF,YEHLANKA T 11 - A (COMMERCIAL BUILDING) with

SHEET NO : 10 BASEMENT, GF+UF

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

User Defined Metric (2000.00 x 910.00MM)