

Note: Earlier plan sanction vide L.P. No. dated: _____ is deemed cancelled. The modified plans are approved in accordance with the acceptance for approval by the Joint Commissioner (OASARAHALI) on date 25/06/2020 vide lp number: BBMP/Ad.Com./DSH/0036/20-21 subject to terms and conditions laid down along with this modified building plan approval. Validity of this approval is two years from the date of issue.

ASSISTANT DIRECTOR OF TOWN PLANNING (OASARAHALI)
BHURHAT BENGALURU MAHANAGARA PALIKE

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO. 1.0.11	VERSION DATE: 01/11/2018
PROJECT DETAIL:	Plot Use: Industrial	
Authority: BBMP	Plot Sub/Use: Other Small Industry	
BBMP/Ad.Com./DSH/0036/20-21	Land Use Zone: Industrial-I (General)	
Application Type: General	Plot/Sub Plot No.: 69	
Proposal Type: Building Permission	Khata No. (As per Khata Extract): 297	
Nature of Sanction: Addition or Extension	Locality / Street of the property: 3rd Phase, 6th MAIN, PIA, BENGALURU	
Location: Ring-III	Zone: Desahralli	
Building Line Specified as per Z.R. NA	Ward: Ward-041	
Planning District: 303-Makali		
AREA DETAILS:	AREA OF PLOT (Minimum)	30.00 MT
	NET AREA OF PLOT (A)	2129.40
	(A-Deductions)	2129.40
COVERAGE CHECK:	Permissible Coverage area (50.00 %)	1064.70
	Proposed Coverage Area (14.71 %)	313.29
	Existing coverage area to be retained (32.81 %)	698.66
	Achieved Net coverage area (47.52 %)	1011.95
	Balance coverage area left (2.48 %)	52.75
FAR CHECK:	Permissible F.A.R. as per zoning regulation 2015 (1.00)	2129.40
	Additional F.A.R. within Ring III and II (for amalgamated plot -)	0.00
	Allowable FAR Area (60% of Perm FAR)	748.13
	Premium FAR for Plot within Impact Zone (-)	0.00
	Total Perm FAR area (1.00)	2129.40
	Industrial FAR (62.23%)	748.13
	Proposed FAR Area	1073.85
	Existing FAR Area	1073.85
	Achieved Net FAR Area (5.86)	1073.85
	Balance FAR Area (0.14)	292.92
BUILT UP AREA CHECK:	Proposed Built Up Area	1285.20
	Existing BUA Area for Existing Structure	1073.85
	Substructure Area Add in BUA (Layout Lift)	15.00
	Achieved Built Up Area	2374.05

Approval Date : 06/25/2020 5:44:42 PM

Payment Details

Sr No.	Chalan Number	Receipt Number	Amount (NR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/27088/CH19-20	BBMP/27088/CH19-20	16248	Online	8372031019	11/18/2019	5:27:21 PM
	No.	Head	Amount (NR)				Remark
	1	Scotliffy fee	16248				

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- Sanction is accorded for the Public and Semi Public Building at 69, 3rd Phase, 6th MAIN, PIA, BENGALURU as per the BBMP.
- Sanction is accorded for Public and Semi Public use only. The use of the building shall not be deviated to any other use.
- 338.54 area reserved for car parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main line to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
- The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
- The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people, structures etc. & around the site.
- The applicant shall plant at least two trees in the premises.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- License and approved plans shall be posted in a conspicuous place on the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
- 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, warn in the second instance and cancel the registration if the same is repeated for the third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub-section IV-(a) to (k).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or footing before erection of walls on the foundation and in the case of column structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non-potable purposes or recharge of ground water at all times except a minimum total capacity mentioned in the Bye-law 3.20A.
- If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the concerned registered Architect / Engineer / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
- The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

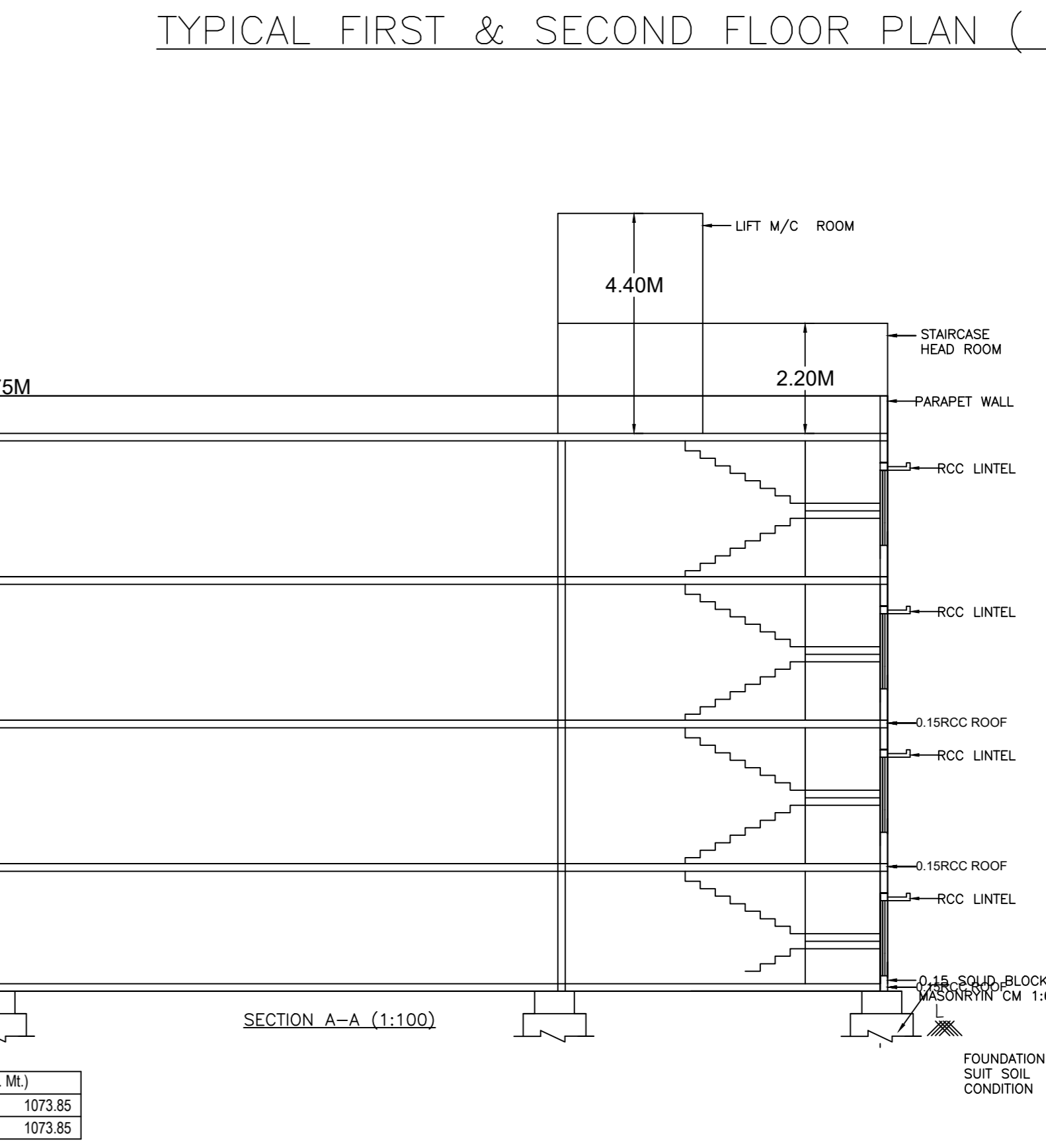
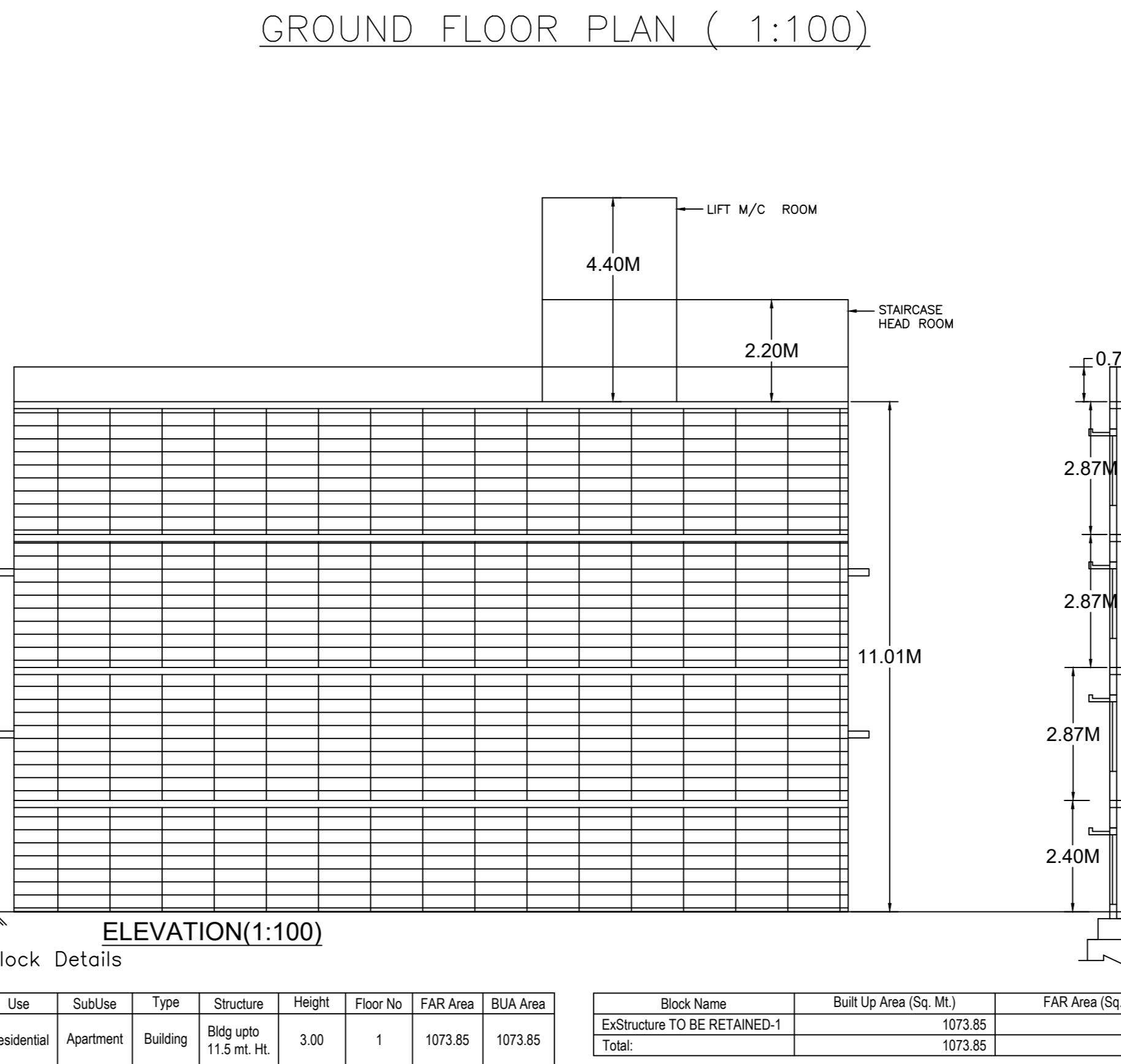
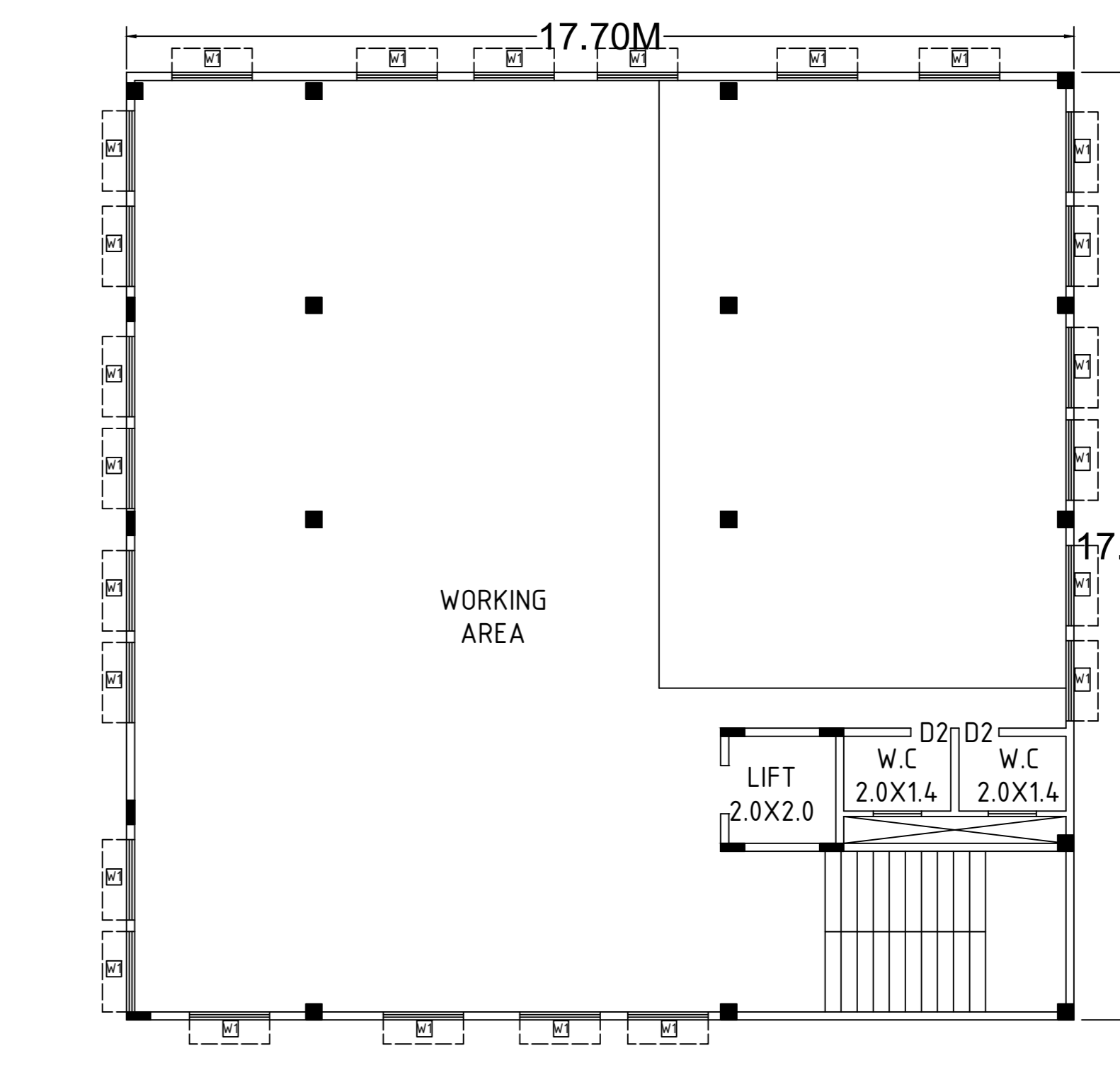
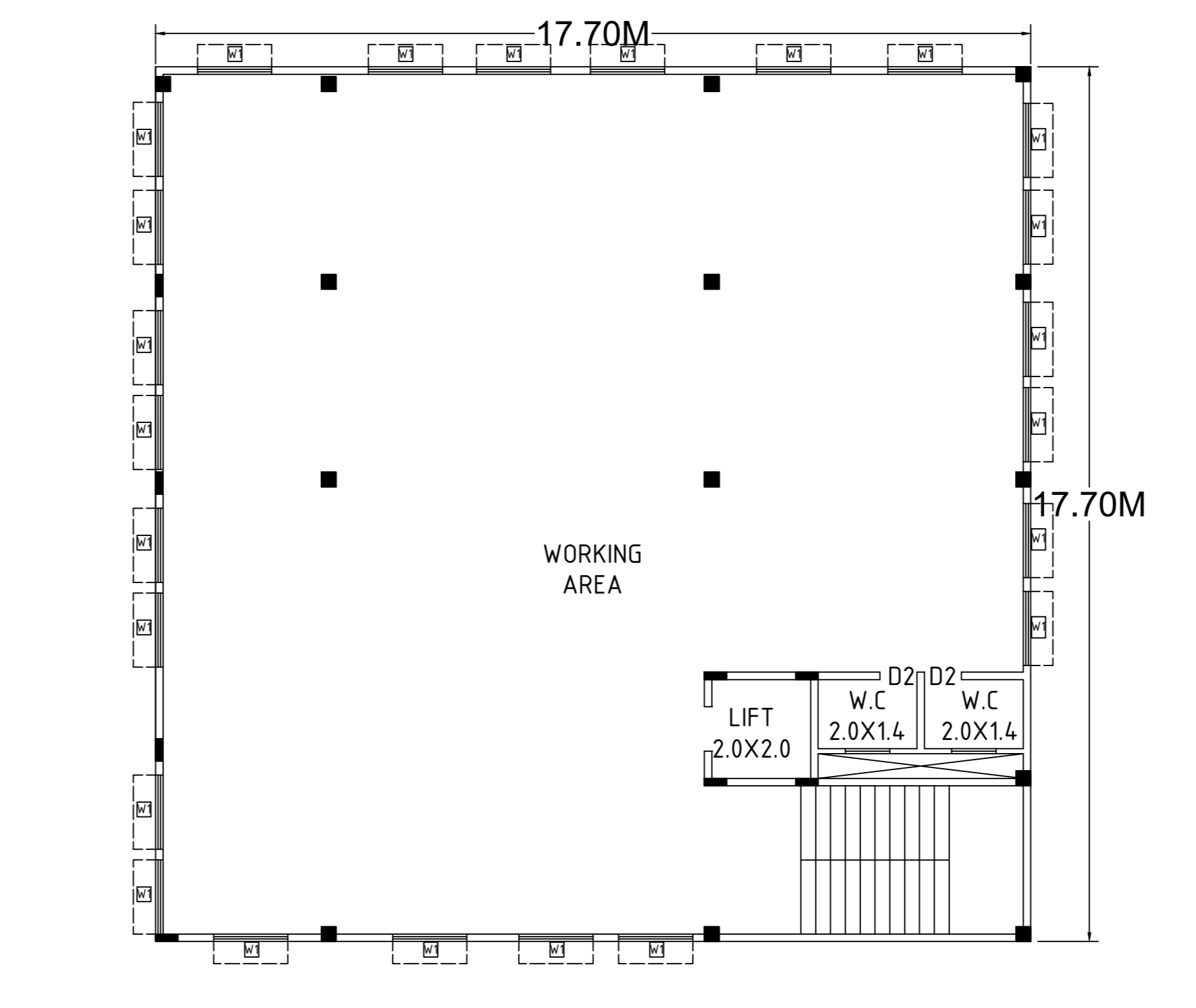
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosangahoodkale) Letter No. LD/95/LET/2013, dated: 01-04-2013:

- Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction Workers Welfare Board" should be strictly adhered to.
- The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to get the establishment and ensure the registration of establishment and workers working at construction site or work place.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction Workers Welfare Board".

Note:

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps/ construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NOC from the Labour Department before commencing the construction work is a must.
- SBMP will not be responsible for any disputes that may arise in respect of property in question.
- In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS: _____, H ID NUMBER & CONTACT NUMBER: SRI A.PADMANABHA, NO.69, 3rd PHASE

ARCHITECT/ENGINEER / SUPERVISOR'S SIGNATURE

Ashwath Narayana 185, 3rd Cross, T. Dasarahalli, Bengaluru 560057
BCCBL-3.2.3/E/2017/0001-2002

PROJECT TITLE : ADDITION AND ALTERATIONS TO THE EXISTING INDUSTRIAL BUILDING AT PLOT NO 69, KHATA NO 297, 6th MAIN ROAD, 3rd PHASE, PEENYA INDUSTRIAL AREA, BBMP WARD NO 41, BENGALURU

DRAWING TITLE : 478182187-20-06-2020
12-06-06S, SC
K-ENGINEERING-MOD

SHEET NO : 1

Block :A (C K)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)
Terrace Floor	32.02	26.73	0.00	5.29	0.00
Second Floor	313.30	0.00	4.00	0.00	88.34
First Floor	313.30	0.00	4.00	0.00	88.34
Ground Floor	313.29	0.00	4.00	2.08	0.00
SB/Floor	313.29	0.00	4.00	0.00	295.79
Total	1285.20	26.73	16.00	5.29	178.76

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub/Use	Block Structure	Block Land Use Category
A (C K)	Industrial	Other Small Industry	Bldg upto 11.5 m Ht.	R

Required Parking (Table 7a)

Block Name	Type	Sub/Use	Area (Sq.mt.)	Units	Reqt./Unit	Car	Prop.	Reqt./Unit	Prop.
A (C K)	Industrial	Other Small Industry	>= 1000	749.13	-	-	1	-	-
Total							7	22	-

Parking Check (Table 7b)

Vehicle Type	Reqt.	Achieved
Car	7	22
Two Wheeler	27.50	0
Lorry/Spoke	13.75	2
Other Parking	-	-
Total	137.50	538.54

UnitBUA Table for Block :A (C K)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1st	J E	OTHER	220.96	193.99	3	2
2nd FLOOR PLAN	J E	OTHER	307.21	280.25	3	1
GROUND FLOOR PLAN	J E	OTHER	749.12	688.23	9	3
Total						

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (C K)	D2	0.75	2.10	06
A (C K)	D	3.00	2.10	03

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (C K)	V	0.90	1.20	06
A (C K)	WT	1.50	2.00	02

UserDefinedMetric (1100.00 x 850.00MM)