

Block :A (C	COM_RES	I)								
Floor Name	Total Built Up Area		Deductio	ns (Area in S	Sq.mt.)			osed FAR (Sq.mt.)	Total FAR Area	
	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Parking	Resi.	Commercial	(Sq.mt.)	(No.)
Terrace Floor	16.60	13.36	0.00	3.24	0.00	0.00	0.00	0.00	0.00	00
Third Floor	124.22	9.00	2.26	0.00	9.71	0.00	103.25	0.00	103.25	00
Second Floor	130.21	26.10	2.26	0.00	0.00	0.00	101.85	0.00	101.85	01
First Floor	134.03	17.10	2.26	0.00	0.00	0.00	69.40	45.27	114.67	01
Ground Floor	115.66	17.10	2.26	0.00	0.00	86.58	9.72	0.00	9.72	00
Basement Floor	36.17	17.10	2.26	0.00	0.00	0.00	16.81	0.00	16.81	00
Total:	556.89	99.76	11.30	3.24	9.71	86.58	301.03	45.27	346.30	02

## Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Residential & Commercial (20%) Building at 7(OLD NO: 7), 1ST MAIN ROAD, MYSORE INCOME TAX LAYOUT, BANGALORE. Bangalore.

a).Consist of 1Basement + 1Ground + 3 upper floors+ terrace floor only. 2.Sanction is accorded for Residential & Commercial (20%) use only. The use of the building shall not be deviated to any other use.

3.86.58 area reserved for car parking shall not be converted for any other purpose. 4.Development charges towards increasing the capacity of water supply, sanitary and power main

has to be paid to BWSSB and BESCOM if any. 5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

6.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction. 7. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.

The debris shall be removed and transported to near by dumping yard. 8. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

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

10.Permission shall be obtained from forest department for cutting trees before the commencement of the work. 11.License and approved plans shall be posted in a conspicuous place of the licensed premises. The

building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

12.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time. 13.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k). 14. The building shall be constructed under the supervision of a registered structural engineer. 15.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained. 16.Drinking water supplied by BWSSB should not be used for the construction activity of the building. 17. 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). 18.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the concerned registered Architect / Engineers / Supervisor in the

first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time. 19. The Builder / Contractor / Professional responsible for supervision of work shall not shall not

materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

20.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

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

## 1.Registration of

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place. 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

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 o

f construction workers in the labour camps / construction sites. 2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3. Employment of child labour in the construction activities strictly prohibited. 4. Obtaining NOC from the Labour Department before commencing the construction work is a must. 5.BBMP will not be responsible for any dispute that may arise in respect of property in question. 6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

7. THE OWNER / BUILDER SHOULD ENSURE THE REQUIRED SAFETY MEASURES WHILE EXCAVATION FOR BASEMENT/FOUNDATION AND CONSTRUCTING THE BASEMENT/ FOUNDATION/STILT AND UPPER FLOORS WITH REGARD TO THE STABILITY OF THE STRUCTURE, SAFETY OF THE NEIGHBOURS AND CONSTRUCTION LABOURERS. OWNER/BUILDER WILL BE HELD RESPONSIBLE FOR ANY LAPSES IN THIS REGARD.

CHEDULE OF JO	NAME	LENGTH	HEIGHT	NOS
A (COM RESI)	D1	0.75	2.10	01
A (COM RESI)	D2	0.75	2.10	04
A (COM_RESI)	D1	0.90	2.10	04
A (COM RESI)	D1	0.90	2.10	01
A (COM_RESI)	D1	1.00	2.10	05
A (COM_RESI)	MD	1.00	2.10	02
A (COM RESI)	MD	1.10	2.10	01
A (COM RESI)	MD	1.10	2.10	01
SCHEDULE OF				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COM_RESI)	W6	0.60	1.20	01
A (COM_RESI)	W6	0.70	1.20	02
A (COM_RESI)	W6	0.75	1.20	02
A (COM_RESI)	W	1.82	1.20	02
A (COM_RESI)	W	2.00	1.20	01
A (COM_RESI)	W	2.01	1.20	01
A (COM_RESI)	W	2.16	1.20	01
A (COM_RESI)	W	2.50	1.20	02
A (COM_RESI)	W	3.00	1.20	01
A (COM_RESI)	W	3.20	1.20	01
A (COM_RESI)	W	3.26	1.20	01
A (COM_RESI)	W	3.51	1.20	01
A (COM_RESI)	W	3.84	1.20	01
A (COM_RESI)	W	4.27	1.20	01
A (COM_RESI)	W	4.31	1.20	01
A (COM_RESI)	W	4.40	1.20	01
A (COM_RESI)	W	4.59	1.20	01
A (COM_RESI)	W	4.74	1.20	02
A (COM_RESI)	W	4.84	1.20	01
A (COM_RESI)	W	5.11	1.20	01
A (COM_RESI)	W	6.06	1.20	01

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (<u>SOUTH</u>) on date: <u>25/08/02020</u> vide lp number: \_\_\_\_\_BBMP/AD.COM./SUT/0227/20-21 subject

to terms and conditions laid down along with this 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.

ASSISTANT DIRECTOR OF TOWN PLANNING ( SOUTH

## BHRUHAT BENGALURU MAHANAGARA PALIKE

AREA OF PLOT (Minimum)(A)214NET AREA OF PLOT(A-Deductions)214COVERAGE CHECK214Permissible Coverage area (75.00 %)160Proposed Coverage Area (54.02 %)115Achieved Net coverage area (54.02 %)115Balance coverage area (54.02 %)115Balance coverage area left (20.98 %)44FAR CHECK74Permissible F.A.R. as per zoning regulation 2015 (1.75)374Additional F.A.R within Ring I and II (for amalgamated plot - )0Allowable TDR Area (60% of Perm.FAR )0Premium FAR for Plot within Impact Zone ( - )0Total Perm. FAR area (1.75)374Residential FAR300Commercial FAR44Proposed FAR Area (1.62 )346Balance FAR Area (0.13 )24BUILT UP AREA CHECK256Proposed BuiltUp Area556											/		
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Note:         Texture:         Answer:           Prod. Althon:         Prod. Al	AREA STATEN	MENT (	(BBMP)		_						SCALE : <sup>1</sup>	`1:100	
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COLOR INDEX         PAGTBORMARY         PAGTBORDARY													
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PROFINED WORK (COVERAGE JEEG)         STING (To be denoished)         ook USESUBUSE Details         Block Name       Block SubUs       Block SubUs       Block Structure       Classing (To be denoished)         squired Parking (Table 7a)         Struct To be denoished       Social Structure       Care of the structure	PLOT BOU	NDARY							-				
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Block Name       Block Studies       Block Studies       Block Studies       Block Land Use Callgony         A(A)       Residential Commercial Small Stop       Small Stop       Small Stop         Staff       Type       Sublete Staff       Area Staff       Staff       Prop. Residential Residential Residential Staff       Staff       Staff       Residential Reside	EXISTING (	To be c	demolishe	-									
Block Nume       Block Nume       Block Shuddle       Block Shuddle       Cetegory         A (A)       Readdential       Small Shop       Block Shuddle       Readdential       Readdential         squired Parking(Table 7a)       Image Shuddle       Area       March       Block Shuddle       Readdential       Readden	ock USE/S	SUBU	SE De	tails									
Image: Commercial Commercial Series Step         Sequired Parking(Table 7a)         Work mark to the second state of the se		e							Cat	egory	se		
Owner       Area       Units       Car         ame       Type       Subule       Regd.       Prop.       Regd.Unit       Regd.       Prop.         icom REsp.       Resp.       Status       Status       Status       Status       Status       Prop.         icom Resp.       Resp.       Status       Status       Status       Status       Prop.         incolor Type       No.       Area (Sq.mt)       No.       Area (Sq.mt.)       Status         at 25       3       4125       3       4125       Status       Status         at 25       3       4125       3       4125       Status       Status         at 25       3       4125       3       4125       Status       Status <td>Λ (<sup>Δ</sup>)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>~y upi0 11.i</td> <td></td> <td></td> <td>1</td> <td>]</td> <td></td>	Λ ( <sup>Δ</sup> )						~y upi0 11.i			1	]		
ame       Type       Solution       Registantial	•	rking	(Table	7a)	1.							-	
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rking Check (Table 7b)         ehcle Type         a         bee         Parting         a         a         a         bee         ord Car         a         a         contact         contact         no         a         contact         no         a         a         a         a         b         b         b         b         b         b         b         b <td></td> <td></td> <td>mercial</td> <td></td> <td>-</td> <td></td> <td>45.27</td> <td></td> <td></td> <td>1</td> <td>2</td> <td>-</td>			mercial		-		45.27			1	2	-	
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ar       3       4125       3       4125         ail Oar       -       -       4433         ail -       -       -       4433         stat       -       -       4433         OWNER / GPA HOLDER'S SIGNATURE       OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :       -         I)ASHWINI .V ,       2)H.R.SURESH AND       -       -         3)H.R.MANJUNATH       -       -       -         ARCHITECT/ENGINEER/SUPERVISOR 'S SIGNATURE       -       -         ARCHITECT/ENGINEER/SUPERVISOR 'S SIGNATURE       -       -         ARCHITECT/ENGINEER/SUPERVISOR 'S SIGNATURE       -       -         Basavanagudi.BCC/BL-3.6/E:3213:08-09       -       -         MMM       -       -       -         PROJECT TITLE :       -       -       -         VAMM       -       -       -       -         WAMM       -       -       -       -         BUILDING ON	-			Red		mt \	<b>k</b> :	Achie		(Qn mt)	$\neg$		
Imper Parking       41.25       45.33         OWNER / GPA HOLDER'S SIGNATURE         OWNER'S ADDRESS WITH ID NUMBER &         CONTACT NUMBER :         1)ASHWINI .V ,         2)H.R.SURESH AND         3)H.R.MANJUNATH         Imper Parking         OWNER'S ADDRESS WITH ID NUMBER &         CONTACT NUMBER :         1)ASHWINI .V ,         2)H.R.SURESH AND         3)H.R.MANJUNATH         Imper Parking         ARCHITECT/ENGINEER/SUPERVISOR 'S SIGNATURE         R. Vasanth Madhava         No 29, 2nd main road, Tata Silk Fsim,         Basavanagudi.BCC/BL-3.6/E:3213:08-09         Imper Project IIILE :         PROJECT IIILE :         PLAN SHOWING THE PROPOSED COMMERCIAL (ANCILLAR USE (SHOP)-AREA LESS THAN 50 SQM) AND RESIDENTIAL BUILDING ON PROPERTY NO. 7(OLD NO: 7), IST MAIN ROAD,MYSORE INCOME TAX LAYOUT, BANGALORE.         WARD NO. 132(OLD NO: 40) PID NO. 40-139-7.         DRAWING TITLE :				3	41.25		3		4	41.25			
OWNER / GPA HOLDER'S SIGNATURE         OWNER'S ADDRESS WITH ID NUMBER &         CONTACT NUMBER :         1)ASHWINI .V ,         2)H.R.SURESH AND         3)H.R.MANJUNATH         ARCHITECT/ENGINEER/SUPERVISOR 'S SIGNATURE         R. Vasanth Madhava         No 29, 2nd main road, Tata Silk Fsim,         Basavanagudi.BCC/BL-3.6/E:3213:08-09         PROJECT TITLE :         PLAN SHOWING THE PROPOSED COMMERCIAL (ANCILLAR         USE (SHOP)-AREA LESS THAN 50 SQM) AND RESIDENTIAL         BUILDING ON PROPERTY NO. 7(OLD NO: 7), IST MAIN         ROAD,MYSORE INCOME TAX LAYOUT, BANGALORE.         WARD NO. 132(OLD NO: 40) PID NO. 40-139-7.         DRAWING TITLE :	ther Parking			-	-		-		4	45.33			
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : I)ASHWINI .V , 2)H.R.SURESH AND 3)H.R.MANJUNATH ARCHITECT/ENGINEER/SUPERVISOR 'S SIGNATURE R. Vasanth Madhava No 29, 2nd main road, Tata Silk Fsim, Basavanagudi.BCC/BL-3.6/E:3213:08-09 PROJECT IIILE : PLAN SHOWING THE PROPOSED COMMERCIAL (ANCILLAR USE (SHOP)-AREA LESS THAN 50 SQM) AND RESIDENTIAL BUILDING ON PROPERTY NO. 7(OLD NO: 7), 1ST MAIN ROAD,MYSORE INCOME TAX LAYOUT, BANGALORE. WARD NO. 132(OLD NO: 40) PID NO. 40-139-7. DRAWING TITLE :		I				I							
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