0.00

520.07

208.84

208.84

208.84

311.23

371.84

371.84

Approval Condition :

& around the site.

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Commercial Building at 6/1 (OLD NO.57), 3RD CROSS ROAD , LORRY STAND GODOWN STREET, BANGALORE., Bangalore.

a).Consist of 1Ground + 2 only. 2. Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any

3.66.58 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

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

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.

17. Drinking water supplied by BWSSB should not be used for the construction activity of the building. 18. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).

16. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the

19. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the concerned registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same

20. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of

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

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

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

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

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

LIFT

1.50X1.50

1.Accommodation shall be provided for setting up of schools for imparting education to the children o

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department

3. Employment of child labour in the construction activities strictly prohibited.

4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

5.BBMP will not be responsible for any dispute that may arise in respect of property in question. 6.In case if the documents submitted in respect of property in question is found to be false or

fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated. The plans are approved in accordance with the acceptance for approval by

the Joint Commissioner (WEST ) on date: 02/07/2020 subject to lp number: BBMP/Ad.Com./WST/0115/20-21 terms and conditions laid down along with this building plan approval.

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

Name : VEERESH ALADAKATTI Designation : Assistant Director Town Planning (ADTP)

Date: 15-Jul-2020 14: 32:36

ASSISTANT DIRECTOR OF TOWN PLANNING (WEST

Block Land Use

Category

BHRUHAT BENGALURU MAHANAGARA PALIKE

Total FAR

208.85

Area

(Sq.mt.)

## Block USE/SUBUSE Details

Block Use

									_		
Block	No. of Same	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Units		Proposed FAR Area				Block Name	Block
	Bldg					(Sq.mt.)			A (COMMERCIAL)	Comm	
				Void	Parking	Commercial	Reqd.	Prop.	F	FAR &Tenement De	
A COMMERCIAL)	1	321.23	17.89	58.84	69.93	174.57	174.57	-	_		
COMMERCIAL)											
	1		17.89	58.84	69.93	174.57	174.57	4		Block	No. of Same
	/T - I- I 7I- \									DIOCK	Blda

able 7b)					
Re	qd.	Achieved			
No.	Area (Sq.mt.)	No.	Area (Sq.mt.)		
4	55.00	4	55.00		
4	55.00	4	55.00		
-	-	-	11.58		
	55.00		66.58		
	No.	4 55.00 4 55.00 	No. Area (Sq.mt.) No.   4 55.00 4   4 55.00 4   - - -		

Block	No. of Same Bldg	Total Built Up Area		Deduct	ions (Area in So	q.mt.)		Proposed FAR Area (Sq.mt.)
	-	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Parking	Commercial
A (COMMERCIAL)	1	371.84	15.93	6.75	2.97	70.76	66.58	208.84
Grand Total:	1	371.84	15.93	6.75	2.97	70.76	66.58	208.84

Block SubUse

Small Shop

Block Structure

Bldg upto 11.5 mt. Ht.

### SCHEDULE OF JOINERY

BLOCK NAME NAME		LENGTH	HEIGHT	NOS					
A (COMMERCIAL)	D1	0.76	2.10	02					
A (COMMERCIAL) D		1.10	2.10	03					
A (COMMERCIAL)	RS	3.00	3.00 2.10						
CHEDULE OF JOINERY:									
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS					
A (COMMERCIAL)	V	1 20	1 20	02					

3.00

# 6.95X5.09 LIFT TOILET 1.50X1.50 2.00X1.20 COMMERCIAL SPACE

10.4m

### SECOND FLOOR PLAN

**TERRACE** 

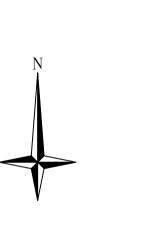
13.1m(43'-0")

17M WIDE ROAD

SITE PLAN (Scale 1:200)

TERRACE FLOOR PLAN

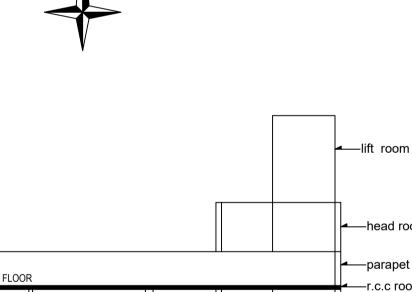
PROPERTY NO.56 and exstg building





TOILET

2.00X1.20



10.4m

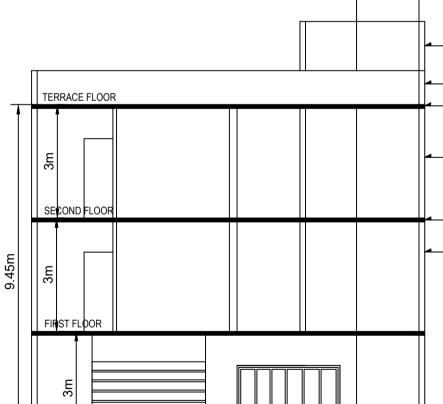
COMMERCIAL SPACE

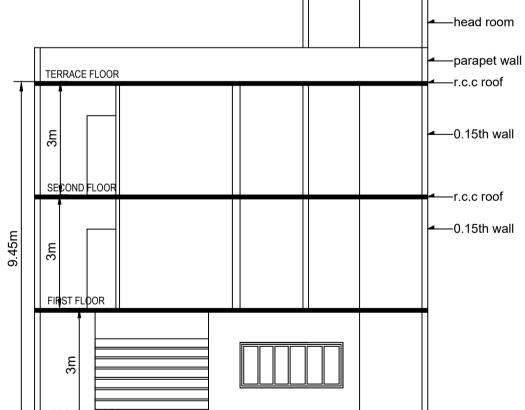
10.1X6.59

FIRST FLOOR PLAN

LIFT

1.50X1.50





FRONT ELEVATION **SECTION** @ X-X Required Parking(Table 7a)

Floor Name	Total Built Up Area (Sq.mt.)		Deduc	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)			
		StairCase Lift Lift Machine Void Parkii		Parking			Commercial	
Terrace Floor	18.90	15.93	0.00	2.97	0.00	0.00	0.00	0.00
Second Floor	103.78	0.00	2.25	0.00	35.38	0.00	66.15	66.15
First Floor	124.58	0.00	2.25	0.00	35.38	0.00	86.95	86.95
Ground Floor	124.58	0.00	2.25	0.00	0.00	66.58	55.75	55.75
Total:	371.84	15.93	6.75	2.97	70.76	66.58	208.84	208.85
Total Number of Same Blocks :	1							
Total:	371.84	15.93	6.75	2.97	70.76	66.58	208.84	208.85

13.1m(43'-0")

6.95X5.09

17M WIDE ROAD

**GROUND FLOOR PLAN** 

1.6m

UnitBUA Table for Block :A (COMMERCIAL)

Block : A (COMMERCIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	55.75	49.93	2	1
FIRST FLOOR PLAN	SHOP	SHOP	86.95	77.88	3	1
SECOND FLOOR PLAN	SHOP	SHOP	66.15	57.68	3	1
Total:	_	_	208.85	185 //0	8	3

UserDefinedMetric (750.00 x 594.00MM)\_1

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

A (COMMERCIAL)

Land Use Zone: Commercial (Central) Application Type: General Plot/Sub Plot No.: 6/1 (OLD NO.57) Proposal Type: Building Permission Nature of Sanction: New Locality / Street of the property: 3RD CROSS ROAD, LORRY STAND GODOWN STREET, BANGALORE. Building Line Specified as per Z.R: NA Zone: West Ward: Ward-044 Planning District: 214-Peenya AREA DETAILS: SQ.MT. AREA OF PLOT (Minimum) 208.03 (A-Deductions) NET AREA OF PLOT 208.03 **COVERAGE CHECK** Permissible Coverage area (75.00 %) 156.02 Proposed Coverage Area (59.89 %) 124.58 Achieved Net coverage area (59.89 %) 124.58 Balance coverage area left (15.11 %) 31.44 FAR CHECK Permissible F.A.R. as per zoning regulation 2015 (2.50) 520.07 Additional F.A.R within Ring I and II (for amalgamated plot - ) 0.00 Allowable TDR Area (60% of Perm.FAR ) 0.00

VERSION NO.: 1.0.11

Plot Use: Commercial

Plot SubUse: Small Shop

VERSION DATE: 01/11/2018

Approval Date: 07/02/2020 4:25:12 PM

Color Notes

AREA STATEMENT (BBMP)

BBMP/Ad.Com./WST/0115/20-21

PROJECT DETAIL:

Authority: BBMP

Inward No:

**COLOR INDEX** 

PLOT BOUNDARY

ABUTTING ROAD

EXISTING (To be retained)

EXISTING (To be demolished)

Premium FAR for Plot within Impact Zone ( - )

Total Perm. FAR area (2.50)

Achieved Net FAR Area ( 1.00 )

Balance FAR Area (1.50)

Proposed BuiltUp Area

Achieved BuiltUp Area

Commercial FAR (100.00%)

Proposed FAR Area

BUILT UP AREA CHECK

PROPOSED WORK (COVERAGE AREA)

#### **Payment Details**

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/48001/CH/19-20	BBMP/48001/CH/19-20	2699.54	Online	10058281911	03/20/2020 5:20:03 PM	-
	No.	Head			Amount (INR)	Remark	
	1	So	2699.54	-			

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:

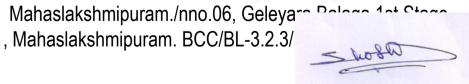
VENKATESH.R NO.6/1, (OLD NO.57), 3RD CROSS ROAD, LORRY STAND GODOWN STREET, BANGALORE.



ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shobha. N no.06, Geleyara Balaga 1st Stage,

, Mahaslakshmipuram. BCC/BL-3.2.3/



PROJECT TITLE:

SHEET NO: 1

PLAN SHOWING PROPOSED COMMERCIAL BUILDING AT NO.6/1 (OLD NO.57), 3RD CROSS ROAD, LORRYSTAND GODOWN STREET, BANGALORE. WARD NO.44(OLD NO:10), PID NO:10-5-6/1.

**DRAWING TITLE:** 

831730276-30-06-2020

12-52-28\$\_\$VENKATESH RMC