

Approval Condition:

This Plan Sanction is issued subject to the following conditions:

- Sanction is accorded for the Commercial/Hostel Building at 781-3, MAGADI ROAD, RAMACHANDRAPURA, BANGALORE.
- Sanction is accorded for Commercial/Hostel use only. The use of the building shall not be deviated to any other use.
- 2.26.05 area reserved for car parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSBS and BESCOM if any.
- Necessary ducts for running telephone cables, cables at ground level for postal services & space for cutting 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. in & around the site.
- The applicant shall plant at least two trees in the premises.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- 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.
- If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub-section IV-9 (a) to (k).
- The building shall be constructed under the supervision of a registered structural engineer.
- 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. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSBS should not be used for the construction activity of the building.
- The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 3(2a).
- If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the concerned registered Architect / Engineer / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
- The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner 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 B&M.P.
- 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 (Hoarding/Hoodies) Letter No. LD/95/LET/2013, dated: 01-04-2013:

- Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
- The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by 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.
 - B&M.P will not be responsible for any dispute 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.

Color Notes

COLOR INDEX	
PLOT BOUNDARY	---
EXISTING STREET	---
FUTURE STREET	---
FORM BUILDING LINE	---
EXISTING (To be retained)	---
EXISTING (To be demolished)	---

AREA STATEMENT (B&M.P)		VERSION NO. 1.0.13	VERSION DATE: 12/09/2017
PROJECT DETAIL:			
Authority: B&M.P	Plot Use: Commercial		
Inward No: BBMP/Ad.Com./WST/1194/19-20	Plot Sub/Use: Hostel		
Application Type: General	Land Use Zone: Commercial (Mulator/Corridor)		
Proposal Type: Building Permission	Plot/Sub Plot No.: 781-3		
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 781-3		
Location: RING-II	Locality / Street of the property: MAGADI ROAD, RAMACHANDRAPURA, BANGALORE		
Zone: West			
Ward: Ward-121			
Planning District: 201-Kempapura			
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	453.46	SQ.MT.
NET AREA OF PLOT (A-Deductions)		453.93	
COVERAGE CHECK			
Permissible Coverage area (95.00 %)		248.86	
Proposed Coverage Area (53.34 %)		241.07	
Achieved Net coverage area (53.34 %)		241.07	
Balance coverage area left (1.66 %)		7.49	
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (-)		0.00	
Additional F.A.R. within Ring II and III (as unamalgated plot -)		0.00	
Allocable TDR Area (60% of Perm FAR)		0.00	
Plenum FAR for Plot within Impact Zone (-)		0.00	
Total Perm. FAR area (0.00)		0.00	
Proposed FAR Area		1034.00	
Achieved Net FAR Area (0.00)		0.00	
Balance FAR Area (0.00)		0.00	
BUILT UP AREA CHECK			
Proposed BuiltUp Area		1367.59	
Achieved BuiltUp Area		1367.59	

Approval Date : 08/21/2020 1:45:03 PM

Payment Details

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/38298/CH/19-20	BBMP/38298/CH/19-20	2826.11	Online	975510269	07/29/2020 11:50:00 AM	-
				Head	Amount (INR)		Remark
				1	2826.11		-
					Sundry Fee		

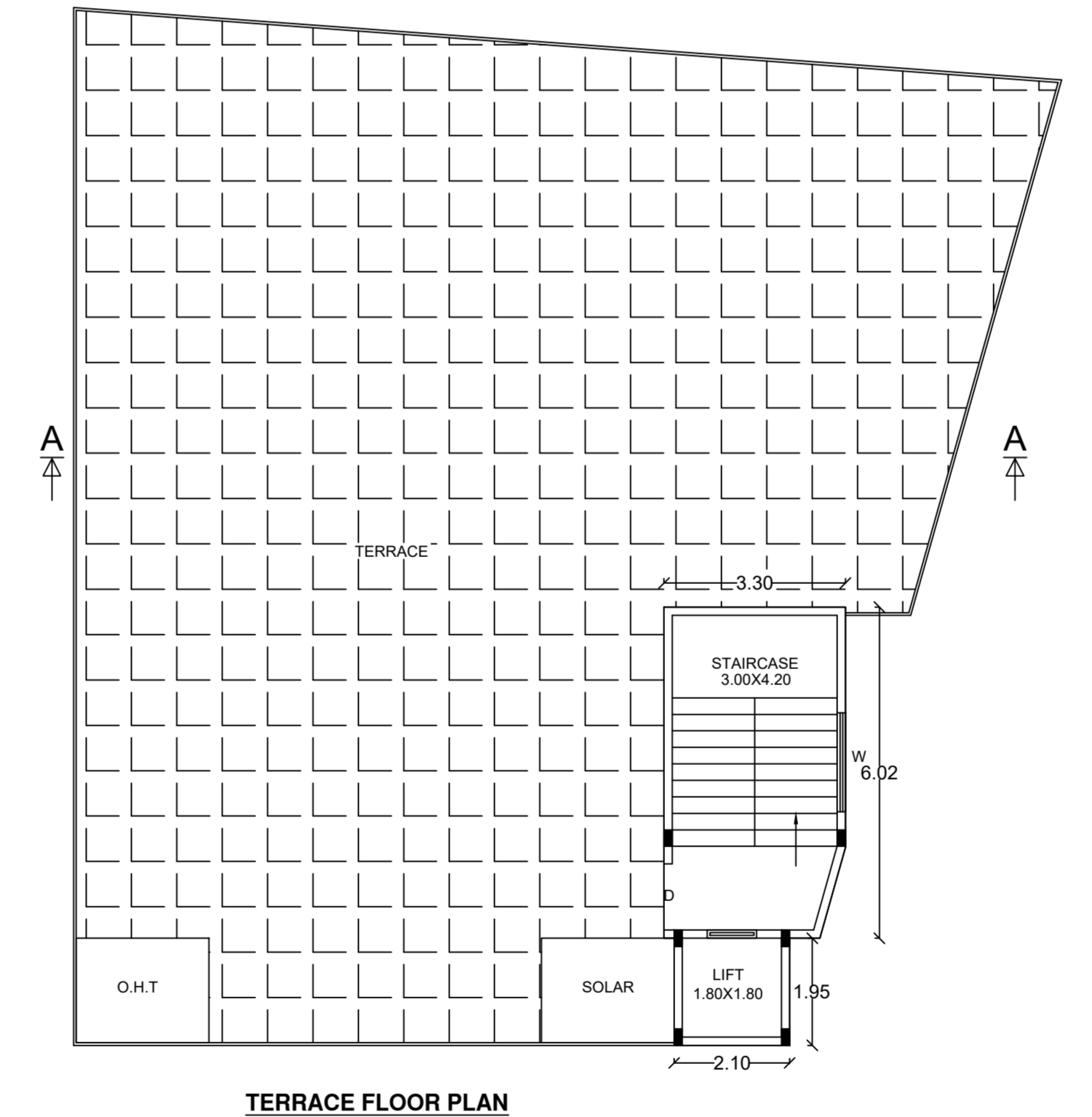
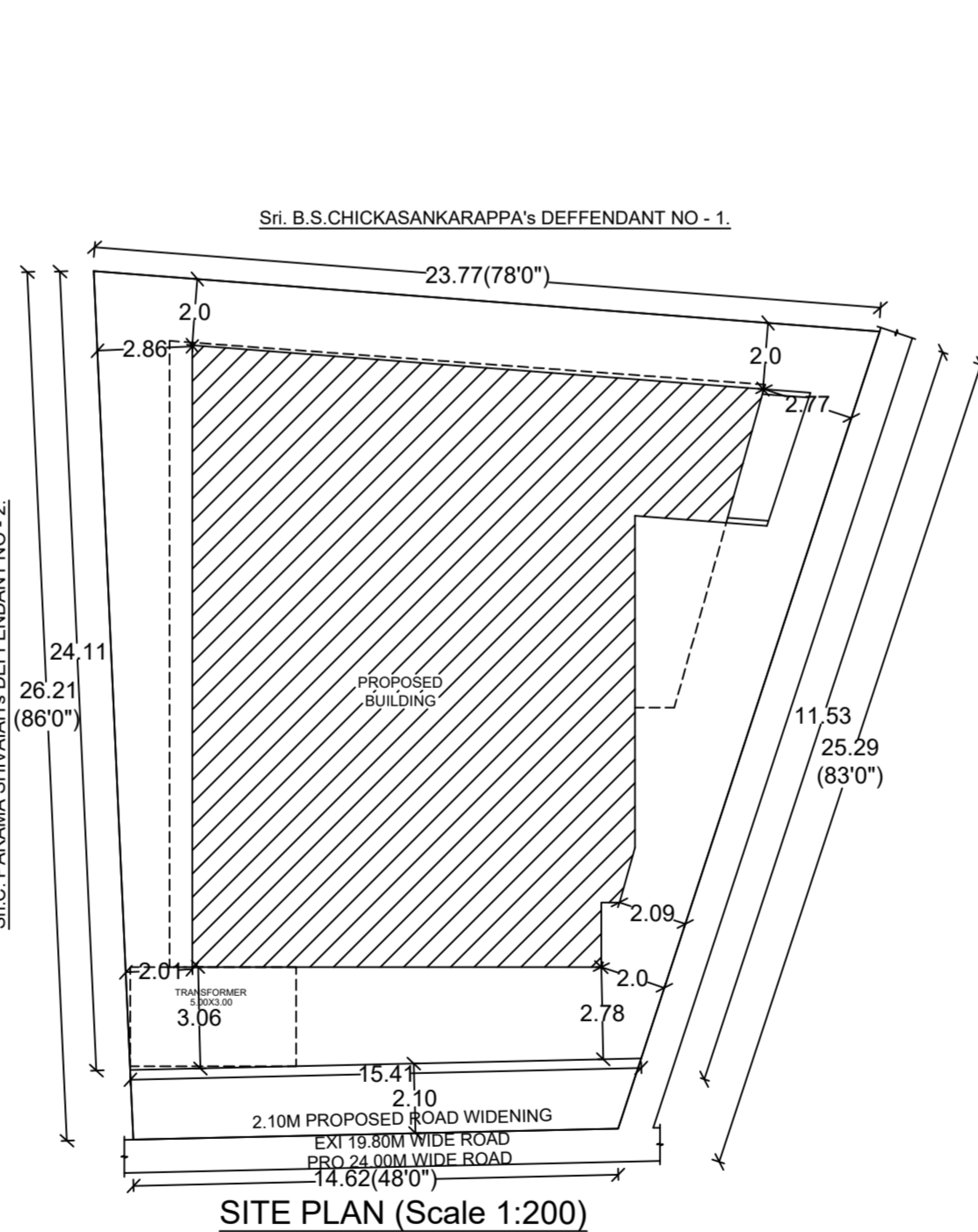
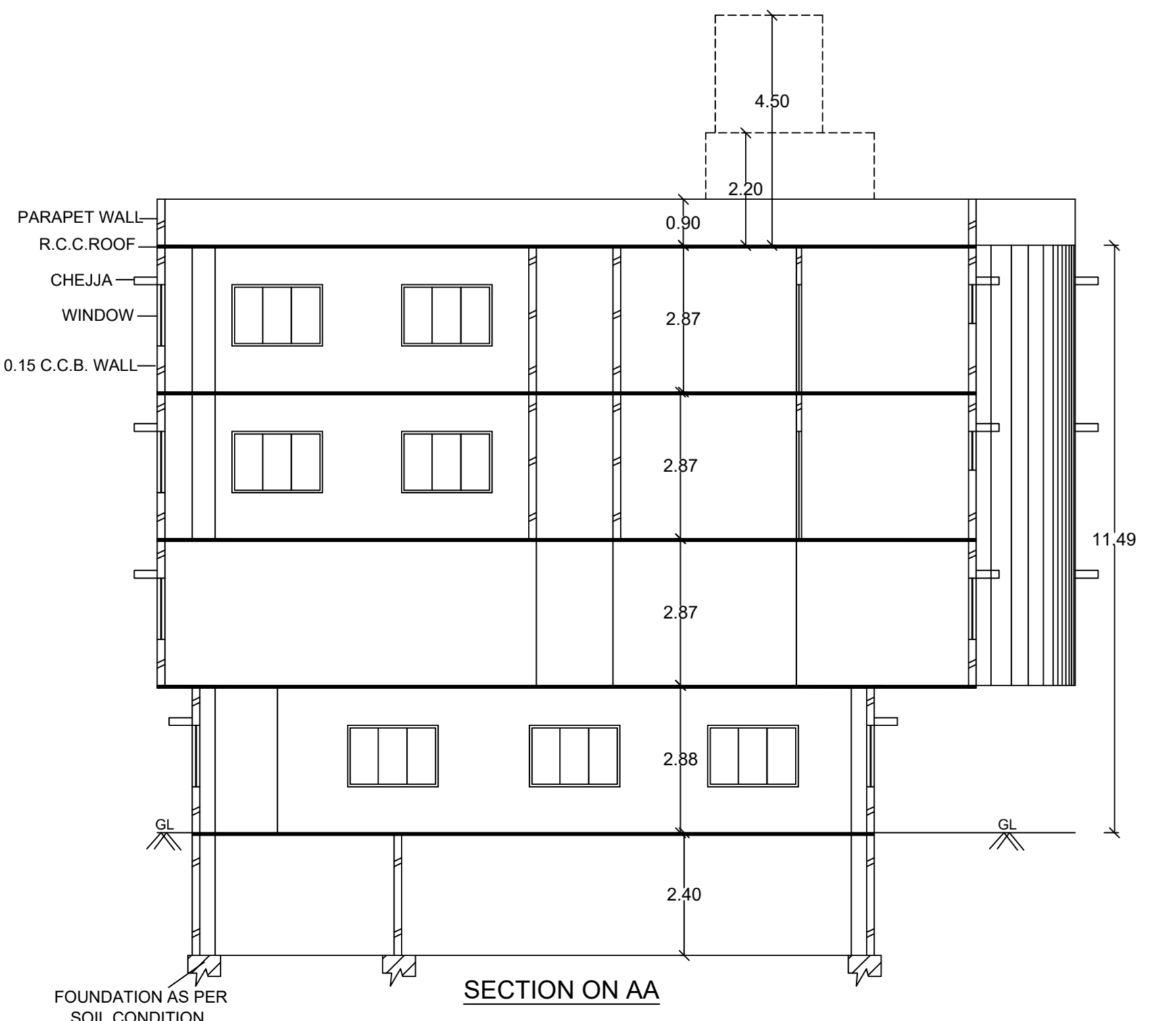
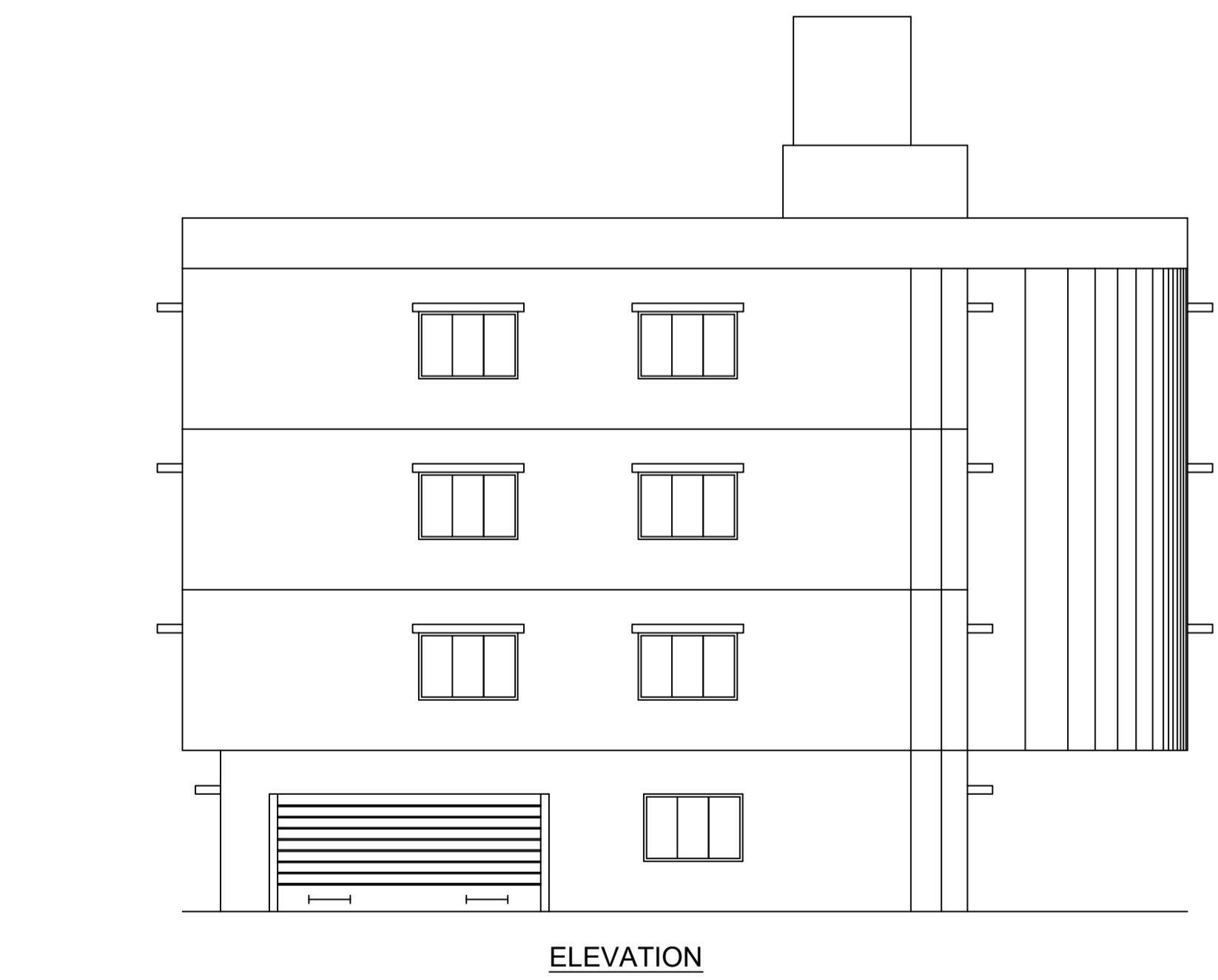
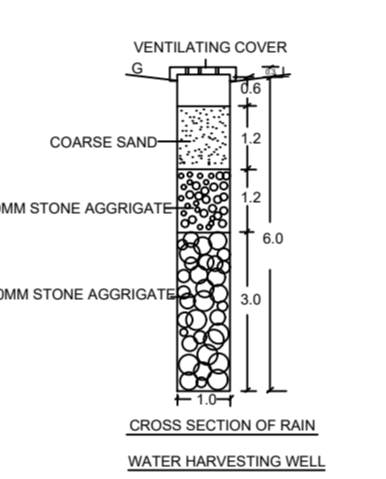
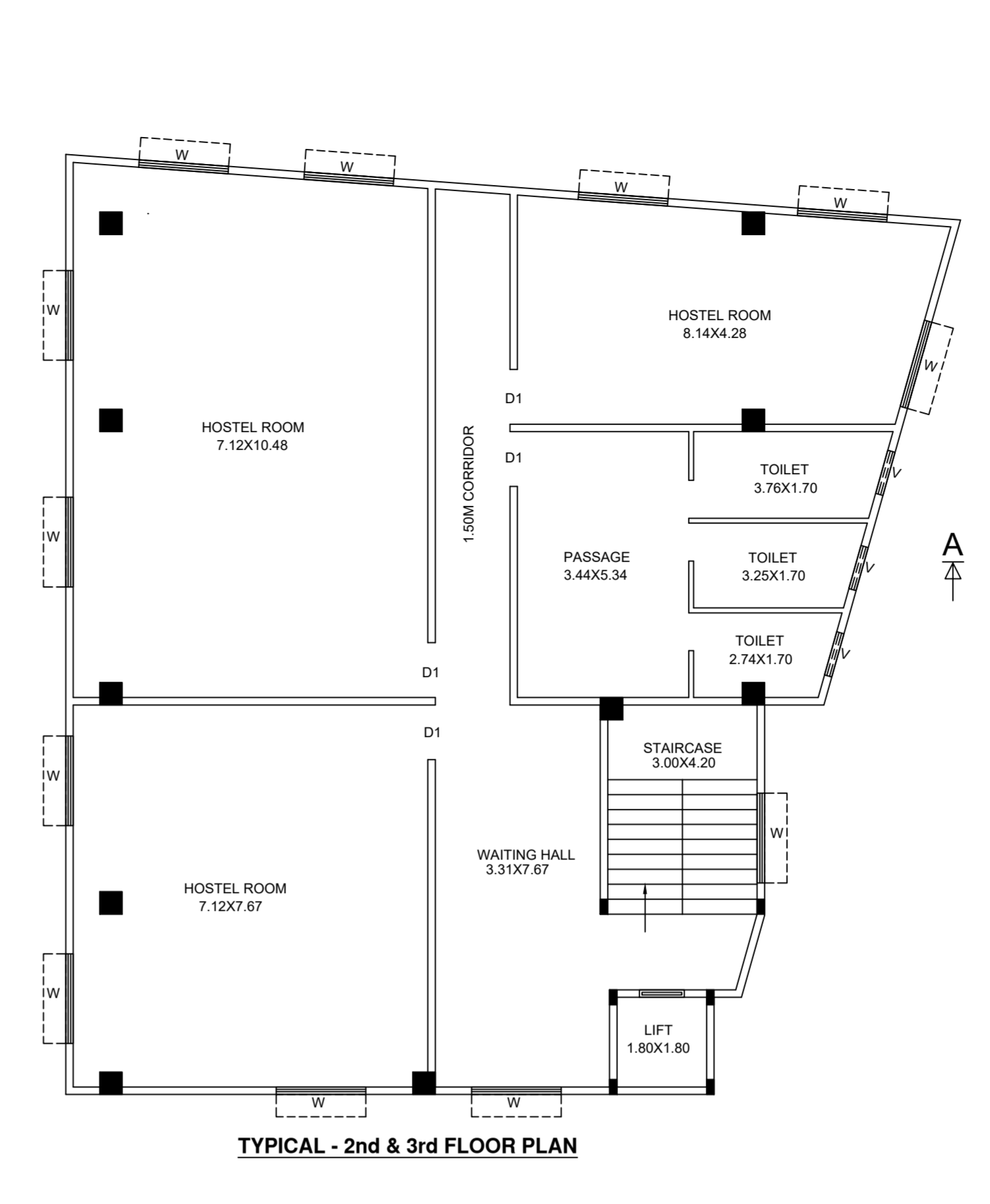
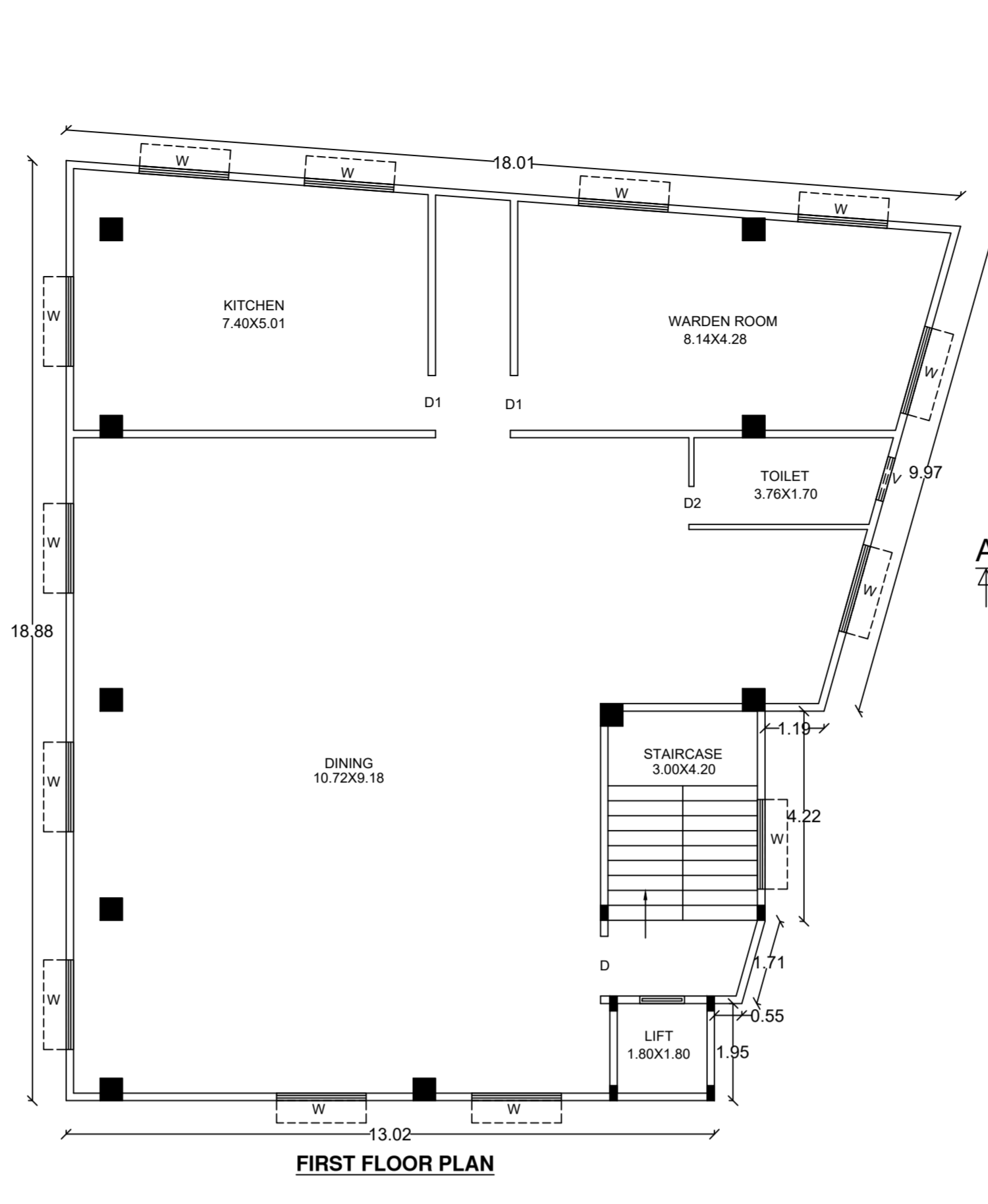
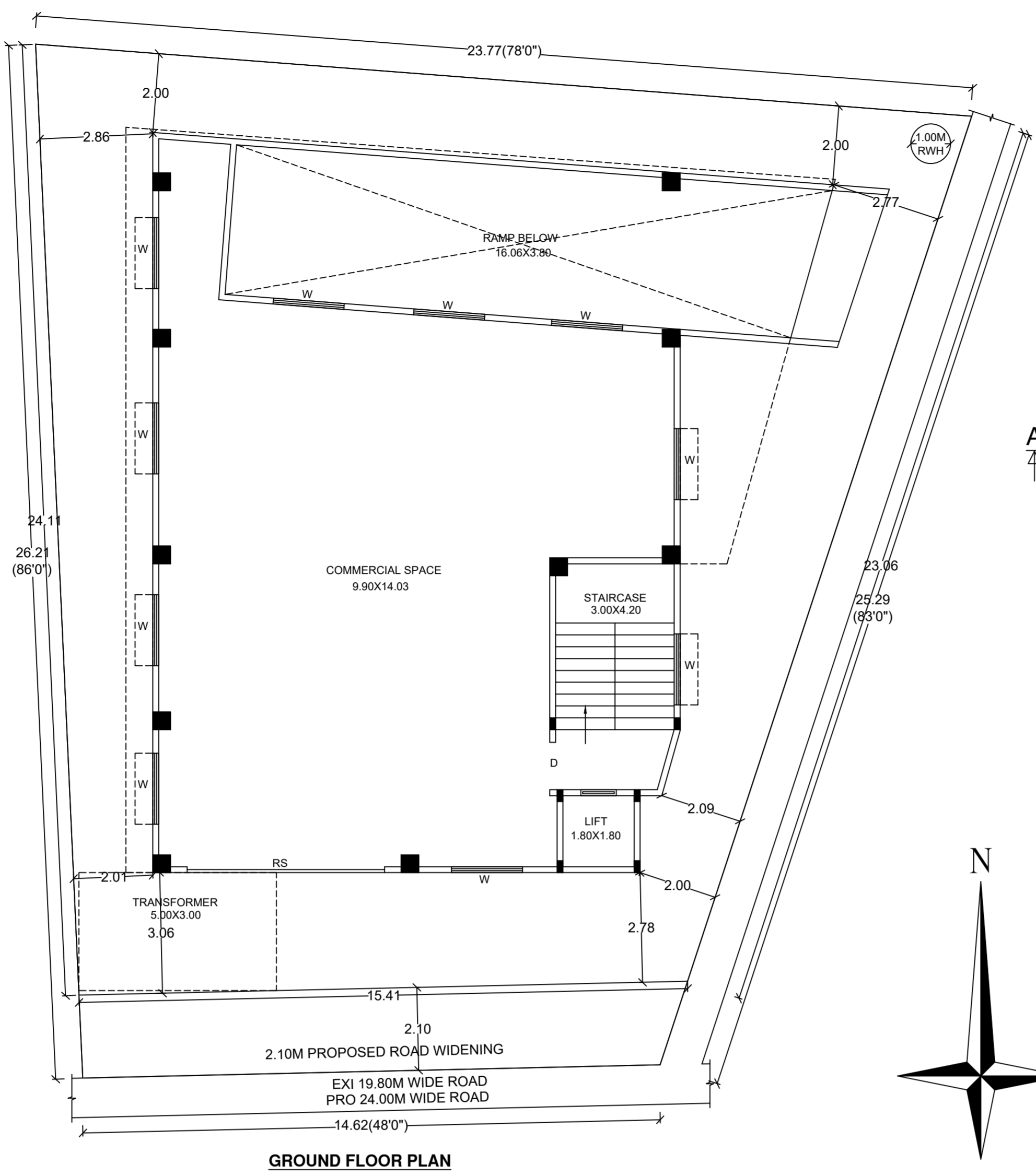
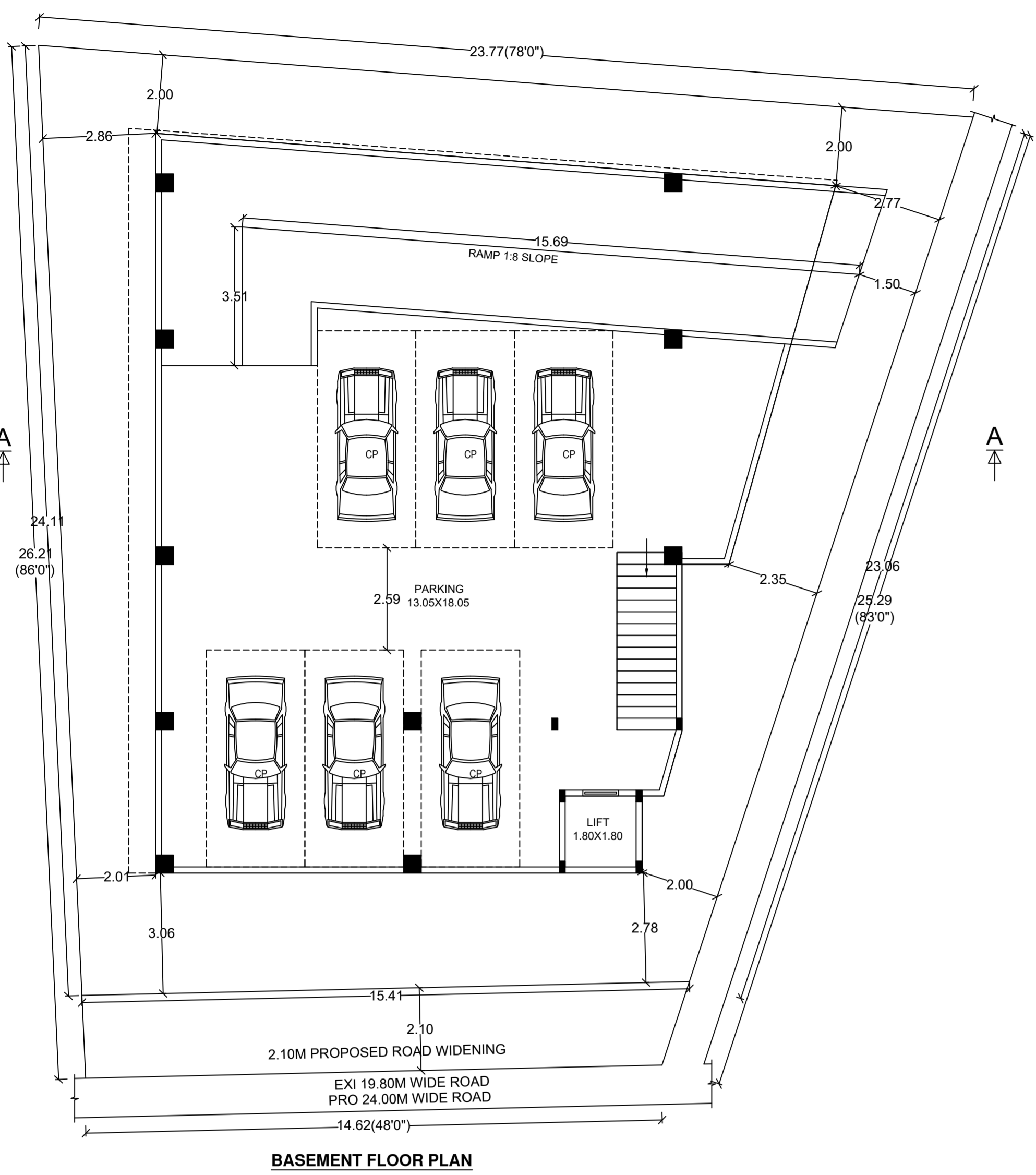
Note: Earlier plan sanction vide L.P No. _____ dated: _____ is deemed cancelled.

The modified plans are approved in accordance with the acceptance for approval by the Joint Commissioner (WEST _____) on date: 21/08/2020 vide lp number: BBMP/Ad.Com./WST/1194/19-20 _____ 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.

ASSISTANT DIRECTOR OF TOWN PLANNING (WEST _____)

BHRUHAT BENGALURU MAHANAGARA PALIKE



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.)	Carpet Area other than Tenement
		StairCase	Lift	Machine	Void	Ramp	Resi.	Commercial			
Terrace Floor	26.82	23.58	0.00	3.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Third Floor	280.82	0.00	3.24	0.00	0.00	0.00	277.58	0.00	277.58	277.58	
Second Floor	280.82	0.00	3.24	0.00	0.00	0.00	277.58	0.00	277.58	277.58	
First Floor	280.82	0.00	3.24	0.00	0.00	0.00	277.58	0.00	277.58	277.58	
Ground Floor	241.08	0.00	3.24	0.00	43.34	0.00	0.00	194.50	194.50	0.00	
Basement Floor	340.35	0.00	3.24	0.00	0.00	74.30	256.06	0.00	0.00	6.75	
Total	1450.71	23.58	16.20	3.24	43.34	74.30	256.06	832.74	194.50	6.75	
Total	1450.71	23.58	16.20	3.24	43.34	74.30	256.06	832.74	194.50	6.75	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COM)	D2	0.75	2.10	07
A (COM)	D1	1.10	2.10	10
A (COM)	D	1.20	2.10	01
A (COM)	RS	5.00	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COM)	W3	0.90	1.20	07
A (COM)	W	1.80	1.20	49

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub/Use	Block Structure	Block Land Use Category	No. of Room
A (COM)	Residential	Hostel	Blgd upto 11.5 mt. Ht.	R	6

FAR & Tenement Details

Block	No. of Same Bldg	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.)	Carpet Area other than Tenement	
			StairCase	Lift	Machine	Void	Ramp	Parking	Resi.				Commercial
A (COM)	1	1450.71	23.58	16.20	3.24	43.34	74.30	256.06	832.74	194.50	6.75	1033.99	832.74
Grand Total	1	1450.71	23.58	16.20	3.24	43.34	74.30	256.06	832.74	194.50	6.75	1033.99	832.74

Required Parking (Table 7a)

Block Name	Type	Sub/Use	Area (Sq.mt.)	Regd.	Prop.	Regd./Unit	Car	Prop.
A (COM)	Commercial	Small Shop	>0	50	194.50	1	4	-
A (COM)	Residential	Hostel	>0	10	-	1	1	-
Total:				-	-	-	5	6

Parking Check (Table 7b)

Vehicle Type	No.	Regd.	Area (Sq.mt.)		No.	Achieved
			Regd.	Prop.		
Car	5	68.75	6	82.50	6	82.50
Total Car	5	68.75	6	82.50	6	82.50
Two Wheeler	-	13.75	0	0.00	-	0.00
Other Parking	-	-	-	173.56	-	173.56
Total	-	-	82.50	256.06	-	256.06

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Smt. SWARNAMBAM. NO-781-3, MAGADI ROAD, RAMACHANDRAPURA, BANGALORE.

Swarnamba M

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
K.S. Prasanna Kumar Sri Sai Enterprises/No. 3309, 1st Main Road, Opp More Retail Shop, Gayathri Nagar BCC/BL-3.2.3/E-1260/93-94

K.S. Prasanna Kumar

PROJECT TITLE :
PLAN SHOWING THE PROPOSED COMMERCIAL/HOSTEL BUILDING AT SITE NO-781-3, MAGADI ROAD, RAMACHANDRAPURA, WARD NO-121, BANGALORE, PID NO-25-53-78/1-3

DRAWING TITLE : 2124974354-14-08-2020
02-03-325_SSWARNAMBAM

SHEET NO : 1