

Approval Condition:
 This Plan Sanction is issued subject to the following conditions:
 1. Sanction is accorded for the Commercial Building at J.O.D NO-121, 121/1, 123, NO-1, OLD NO-121, 121/1, 123, BELI MASJID ROAD, SHRI KRISHNARAJENDRA MARKET, WARD NO-139, BANGALORE, Bangalore.
 2. Sanction is accorded for Commercial Use only. The use of the building shall not be deviated to any other use.
 3. 362.72 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, cables 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.
 7. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.
 8. The applicant shall maintain during construction such barricading as considered necessary to prevent cars, autos & 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 inspection.
 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 By-laws and responsibilities specified in Schedule IV (By-laws No. 3.8) under sub-section (4) (a) to (g).
 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 column structure before erecting the columns, "COMMENCEMENT CERTIFICATE" shall be obtained.
 16. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 17. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
 18. The applicant shall ensure that the 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 By-law 32(a).
 19. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform in 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.
 20. The Builder / Contractor / Professional responsible for supervision of work shall not shut out 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.
 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 (9505aag9000000) Letter No. LD/95/LE/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. Any part of site 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".

Notes:
 1. Accommodation shall be provided for setting up of schools for imparting education to the children of 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 who is mandatory.
 3. Employment of child labour in the construction activities strictly prohibited.
 4. Clearing NOC from the Labour Department before commencing the construction work is a must.
 5. BBMP will not be responsible for any disputes 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: 13/05/2020 vide Ip number: BBMP/Ad.Com./WS/1376/19-20 subject to 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 AHADKALTI
 Designation: Assistant Director Town Planning
 Office: CHIEF OFFICE, BANGALORE
 MIDHANGARAH PALIKE
 Date: 27-Aug-2020 14:37:32

ASSISTANT DIRECTOR OF TOWN PLANNING (WEST)
 BHRUHAT BENGALURU MAHANAGARA PALIKE

Block A (COMM)

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 Terrace
		StairCase	LR	LR Machine	Void	Ramp	Parking				
Terrace Floor	41.71	35.04	0.00	6.67	0.00	0.00	0.00	0.00	0.00	0.00	
Third Floor	381.99	0.00	6.67	0.00	11.70	0.00	0.00	363.62	0.00	363.62	
Second Floor	381.80	0.00	6.67	0.00	0.00	0.00	189.58	185.55	0.00	375.13	
First Floor	381.99	0.00	6.67	0.00	0.00	0.00	0.00	375.32	0.00	375.32	
Ground Floor	382.00	0.00	6.67	0.00	66.87	0.00	0.00	308.46	0.00	308.46	
Basement Floor	482.84	0.00	6.67	0.00	100.85	363.72	0.00	0.00	12.60	12.60	
Other Parking	-	-	-	-	-	-	-	-	-	-	
Total	2052.33	35.04	33.35	6.67	78.57	100.85	362.72	553.20	869.33	1435.13	
Total	2052.33	35.04	33.35	6.67	78.57	100.85	362.72	553.20	869.33	1435.13	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMM)	D2	0.78	2.10	03
A (COMM)	D1	1.10	2.10	06
A (COMM)	D	1.50	2.10	04

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMM)	W3	0.90	1.20	04
A (COMM)	W	1.80	1.20	02
A (COMM)	W	9.98	1.20	03

Required Parking (Table 7a)

Block Name	Type	Subtype	Area (Sq.Mt.)	Units	Car	Temp.
A (COMM)	Commercial	Small Shop	> 0	50	800	33
A (COMM)	Residential	Hostel	> 0	10	1	1
Total	-	-	-	-	18	20

Parking Check (Table 7b)

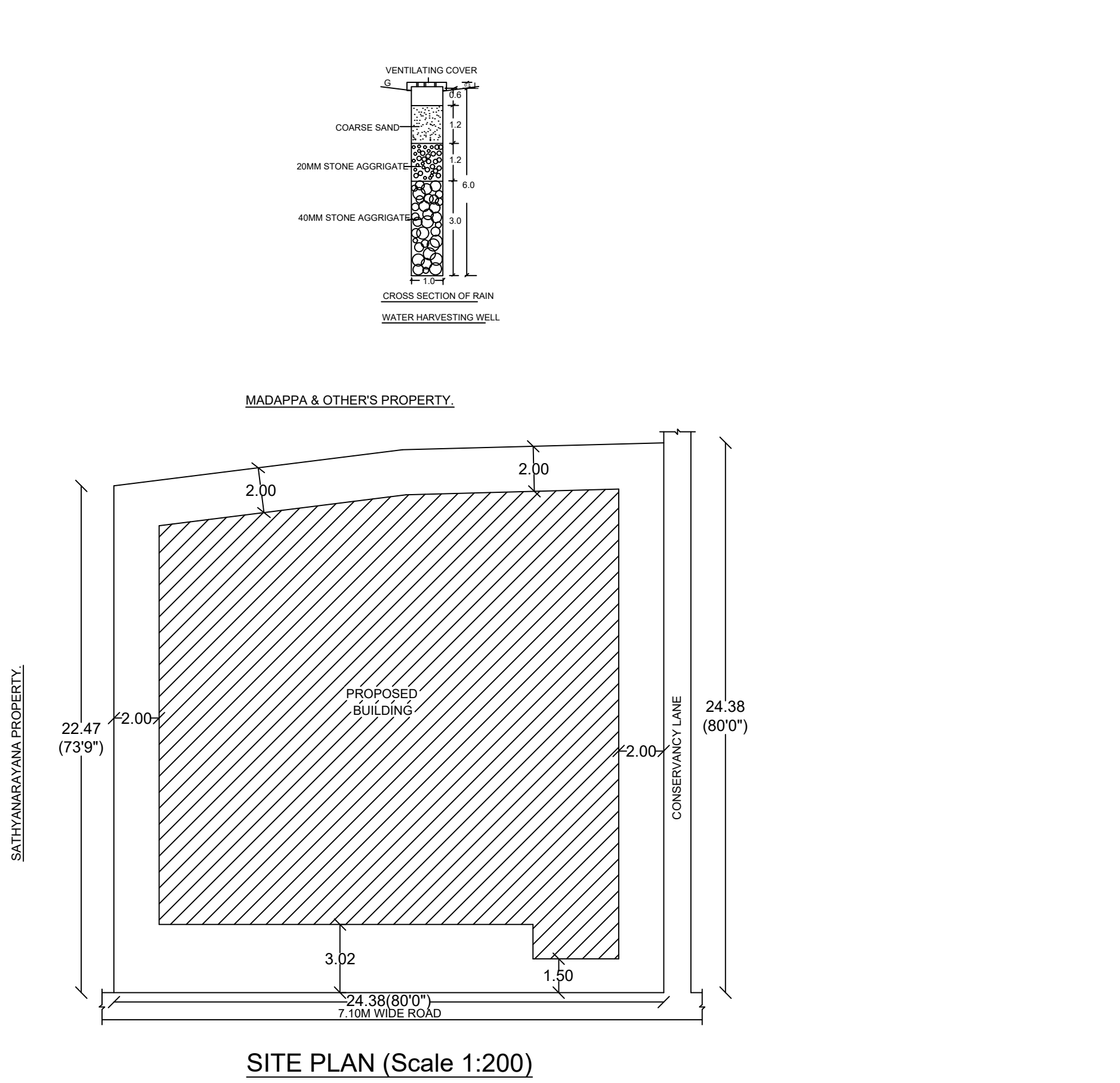
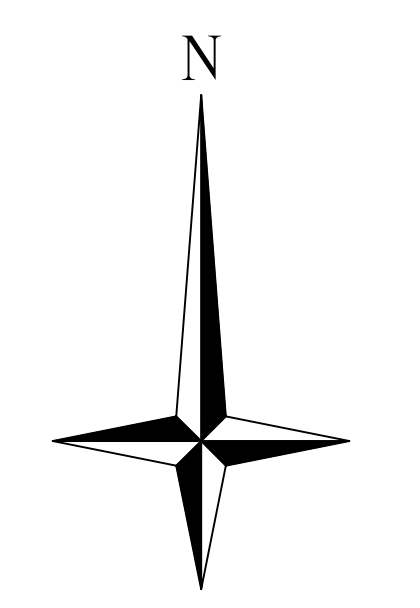
Vehicle Type	No.	Regd. Area (Sq.Mt.)	No.	Area (Sq.Mt.)
Car	18	247.50	20	275.00
Total Car	18	247.50	20	275.00
Temp/Heater	-	-	0	0.00
Other Parking	-	-	-	87.72
Total	-	-	275.00	362.72

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category	No. of Room
A (COMM)	Residential	Hostel	18sq upto 11.5 mt. sq.	R	4

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 Terrace
A (COMM)	1	2052.33	35.04 33.35 6.67 78.57 100.85 362.72	553.20	869.33	1435.13	553.20
Grand Total	1	2052.33	35.04 33.35 6.67 78.57 100.85 362.72	553.20	869.33	1435.13	553.20



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
 SRI. SUNIL KUMAR JAIN & SRI. ABHISHEK C. JAIN, NO-1, OLD NO-121, 121/1, 123, BELI MASJID ROAD, SHRI KRISHNARAJENDRA MARKET, WARD NO-139, BANGALORE, PID NO-30-14-1.
 Aadhaar no-845801528805

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
 K.S. Prasanna Kumar Sri Sai Enterprises/No. 3309, 11 Main Road, Opp More Retail Shop, Gayathri Nagar BCCBL-3.2.3/E-1260/93-94
 K.S. Prasanna Kumar

PROJECT TITLE :
 PLAN SHOWING THE PROPOSED COMMERCIAL / HOSTEL BUILDING AT SITE NO-1, (OLD NO-121, 121/1, 123), BELI MASJID ROAD, SHRI KRISHNARAJENDRA MARKET WARD NO-139, BANGALORE, PID NO-30-14-1.

DRAWING TITLE : 1868768538-18-03-2020
 04-50-515_\$\$SUNIL KUMAR JAIN

SHEET NO : 1