



BBMP/Addl.Dir/JD North/LP/0098/2019-20

Vasanthanagara, Ward No. 78, Bengaluru

a) Consisting of 2BF+GF+04UF (Four Uppers Floors) only. 2. Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.

3. Two Basement Floor area reserved for car parking shall not be converted for any 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 construct temporary toilets for the use of construction workers and it should be demolished after the construction. 7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction. 8. 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 nearby foundation. Otherwise the plan sanction deemed cancelled.

9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and

10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises. 11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the

Stilt floor for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25. 12.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. 13. The applicant shall plant at least two trees in the premises.

the commencement of the work. 15.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 available during inspections. 16.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.

adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No.

Labour Department which is mandatory. 3.6) under sub section IV-8 (e) to (k). 18.The building shall be constructed under the supervision of a registered 4. Obtaining NOC from the Labour Department before commencing the structural engineer. foundation and in the case of columnar structure before erecting the columns property in question. "COMMENCEMENT CERTIFICATE" shall be obtained.

expiry of five years from the date of issue of license & within one month after its action will be initiated. completion shall apply for permission to occupy the building. 21. The building should not be occupied without obtaining "OCCUPANCY" CERTIFICATE" from the competent authority. 22. Drinking water supplied by BWSSB should not be used for the construction

Statutory

Department 23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition 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). 24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian

III. The Applicant has paid the fees of Rs. 44,000/- vide Transaction No. Standards making the building resistant to earthquake. 25. The applicant should provide solar water heaters as per table 17 of Bye-law

No. 29 for the building. 26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured. 27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together

28. The Occupancy Certificate will be considered only after ensuring that the 5. Compound Wall provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.

6. Lake Improvement Charges 29. The applicant shall ensure that no inconvenience is caused to the neighbours 7. 1% Service Charge on Labour Cess in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours. 30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the

Recycling processing unit 300 k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building). 31. The structures with stilts shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with

safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

32. Sufficient two wheeler parking shall be provided as per requirement. 1. Modified Sanction is accorded for the Property No. 143, Infantry Road, 33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. .

34. Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law - 2003. 35. 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

36. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the 37. The Owner / Developer should submit NOC obtained from BWSSB before the issue of Occupancy Certificate Certificate. 38. In case of any false information, misrepresentation of facts, or pending court

Construction workers Welfare Board"should be strictly adhered to .

cases, the plan sanction is deemed cancelled. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) 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

. 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 14.Permission shall be obtained from forest department for cutting trees before 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him. specifications shall be mounted on a frame and displayed and they shall be made

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

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. 17.Technical personnel, applicant or owner as the case may be shall strictly 2. List of children workers shall be furnished by the builder / contractor to the 3. Employment of child labour in the construction activities strictly prohibited.

Building and Other Construction workers Welfare Board"

construction work is a must. 19.On completion of foundation or footings before erection of walls on the 5. BBMP will not be responsible for any dispute that may arise in respect of 6. In case if the documents submitted in respect of property in question is found 20. Construction or reconstruction of the building should be completed before the to be false or fabricated, the plan sanctioned stands cancelled automatically and legal

> SI Name of the Reference No. & Date Imposed KSPCB PCB/603/CNP/17/H-1000, dated: 26-02-2018 BWSSB/EIC/CE(M)/ACE(M)-II/ DCE(M)-II/TA(M)-I/110/2017-18, dated: 07-04-2018

10540313331 Date. 18-06-2020 for the following:-

Already paid vide Receipt No. BBMP/47465/CH/19-20,

3381.37 45.36 27.78 114.76 225.28 1020.52 1947.66 1947.67

IV. The Applicant has paid the Labour Cess fees of Rs. 1000/- vide Transaction No. 000115626933, Date. 15-06-2020.

Floor Name	Total Built		Deductio	ns (Arec	Proposed FAR Area (Sq.mt.)	TOTAL FAR			
FIOOI Name	Up Area (Sq.mt.)	Lift	Lift Machine	Void	Ramp	Parking	Commercial	Area (Sq.mt.)	
errace Floor	27.78	0.00	27.78	0.00	0.00	0.00	0.00	0.00	
ourth Floor	421.86	6.48	0.00	20.75	0.00	0.00	394.63	394.63	
hird Floor	421.86	6.48	0.00	20.75	0.00	0.00	394.63	394.63	
Second Floor	421.86	6.48	0.00	20.75	0.00	0.00	394.63	394.63	
irst Floor	421.86	6.48	0.00	20.75	0.00	0.00	394.63	394.63	
Ground Floor	407.39	6.48	0.00	31.76	0.00	0.00	369.15	369.15	
Jpper Basement Floor	629.38	6.48	0.00	0.00	112.64	510.26	0.00	0.00	
ower Basement Floor	629.38	6.48	0.00	0.00	112.64	510.26	0.00	0.00	
'otal:	3381.37	45.36	27.78	114.76	225.28	1020.52	1947.66	1947.67	
otal Number of Same	1								

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11	
	VERSION DATE: 01/11/2018	
PROJECT DETAIL:	·	
Authority: BBMP	Plot Use: Commercial	
Inward_No: BBMP/Addl.Dir/JDNORTH/0098/19-20	Plot SubUse: Professional Office	
Application Type: General	Land Use Zone: Commercial (Business)	
Proposal Type: Building Permission		
Nature of Sanction: Modify	Khata No. (As per Khata Extract): 143	
Location: Ring-I	Locality / Street of the property: INFANTRY ROAD, VASANTHANAGARA, BANGALORE	
Building Line Specified as per Z.R: NA		
Zone: East		
Ward: Ward-110		
Planning District: 104-Vasantnagar		
AREA DETAILS:		SQ.M
AREA OF PLOT (Minimum)	(A)	1113.
NET AREA OF PLOT	(A-Deductions)	958
COVERAGE CHECK		
Permissible Coverage area (5	50.00 %)	479.
Proposed Coverage Area (42	.51 %)	407.
Achieved Net coverage area	(42.51 %)	
Balance coverage area left (7	7.49 %)	71.
FAR CHECK		
Permissible F.A.R. as per zor	ning regulation 2015 (-)	
Additional F.A.R within Ring I	and II (for amalgamated plot -)	0.
Allowable TDR Area (60% of	Perm.FAR)	0.
Premium FAR for Plot within I	Impact Zone (-)	
Total Perm. FAR area (0.00)		0.
Proposed FAR Area	1947.	
Achieved Net FAR Area (0.0	0	
Balance FAR Area (0.00)		0
BUILT UP AREA CHECK		
Proposed BuiltUp Area		3206.
Substructure Area Add in BU	A (Layout LvI)	0.
Achieved BuiltUp Area		3206.

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/47465/CH/19-20	BBMP/47465/CH/19-20	139992.54	Online	10042668175	03/17/2020 7:20:01 PM	-
	No.		Head		Amount (INR)	Remark	
	1	So	crutiny Fee		139992.54	-	
FAR &Ter	nement Details						

No. of Same Bldg Total Built Up Area (Sq.mt.) Total FAR Area (Sq.mt.)

		I		I		
OMMERICAL)		1		3206.43	1947.67	7
nd Total:		1		3206.43	1947.67	7
				·		
ing Check (T	able 7b)					
icle Type	Re	qd.		Ach	ieved	
	No.	Area (S	Sq.mt.)	No.	Area (Sq.mt.)	
	39	536	.25	27	371.25	
ll Car	39	536	.25	27	371.25	
Wheeler	•	55.	00	0	0.00	
er Parking	-	_			649.27	

Block USE/SUBL	JSE Details			
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COMMERICAL)	Commercial	Business Office	Highrise	R

quired Parki	ng(Table 7a)						
ock	Туре	SubUse	Area	Ur	nits	Car		
ime	Туре	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
OMMERICAL)	Commercial	Business Office	> 0	50	-	1	39	-
	Total :		-	-	-	-	39	27

Floor Name		Total Built Up Area (Sq.mt.)			Total FAR Area (Sq.mt.)		
Terrace Floor		0.00			0.00		
Fourth Floor				394.63	39		
Third Floor				394.63	394		
Second Floor				394.63		394.63	
First Floor				394.63		394.63	
Ground Floor				369.15		369.15	
Upper Basement Flo	or			629.38		0.00	
Lower Basement Flo	or			629.38	(
Total:			3	206.43	1947.67		
Total Number of San	ne Blocks :			1			
Total:			3206.43		194		
CHEDULE OF J	IOINERY:						
BLOCK NAME	NAME		LENGTH	H	HEIGHT	NOS	
A (COMMERICAL)	D2		0.90		2.10	08	
A (COMMERICAL)	D1		0.90		2.10	01	
A (COMMERICAL)	D1		1.00		2.10	04	
A (COMMERICAL)	D2		1.00		2.10	01	
CHEDULE OF J	IOINERY:						
BLOCK NAME	NAME		LENGTH	H	HEIGHT	NOS	
A (COMMERICAL)	W6		0.60		1.20	04	
A (COMMERICAL)	W6		1.21		1.20	01	
A (COMMERICAL)			1.25		1.20	01	
A (COMMERICAL)	W6		1.35		1.20	01	

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: MFSI DEVELOPERS PRIVATE LIMITED Authorised signatorious YATHISH KUMAR Gpa Holder for Mr.zamir mirza #3,LAVELLE ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Note: Earlier Plan Sanction Vide L.P No BBMP/ADDL>DIR/JDNORTH/0163/17-18 Basavanagudi./nNo 29, 2nd main road, Tata Silk Fsim, dated: 10 (11 (2019) is deemed cancelled. dated: 19/11/2019 is deemed cancelled.

The modified plans are Approved in accordance with the acceptance for , Basavanagudi. BCC/BL-3.6/E:3213:08-09 approval by the commissioner on date: 10/06/2020 vide lp number: BBMP/ADDL.DIR/JDNORTH/0098/20-212 to terms and conditions laid down along with this modified building plan MODIFIED PLAN FOR PROPOSED COMMERCIAL BUILDING PROPERTY NO. 143, INFANTRY ROAD, VASANTHANAGARA, WARD Validity of this approval is two years from the date of issue. NO. 78, BENGALURÚ.

DRAWING TITLE : SITE PLAN, LOWER AND UPPER

SHEET NO:

BASEMENT FLOOR PLAN

Name: B MANJESH
Designation: Joint Director Town Planning (JDTP)
Organization: BRUHAT BANGALORE MAHANAGARA
PALIKE
Date: 14-Jul-2020 14: 58:41

UserDefinedMetric (2000.00 x 900.00MM)