

BBMP/Addl.Dir/JD North/LP/0005/2019-20 This Plan Sanction is issued subject to the following conditions 1. Sanction is accorded for the Commercial (office) Building at Khata 76, Sy No.

a) consisting of BF+ GF+6UF (Six Uppers Floors) only. not be deviated to any other use. 3. Basement Floor, part of Ground Floor and surface area reserved for car of the BBMP. parking shall not be converted for any other purpose.

sanitary and power main has to be paid to BWSSB and BESCOM if any. years, the Owner / Developer shall give intimation to BBMP (Sanctioning 5. Necessary ducts for running telephone cables, cubicles at ground level for Authority) of the intention to start work in the form prescribed in Schedule VI. postal services & space for dumping garbage within the premises shall be Further, the Owner / Developer shall give intimation on completion of the 6. The applicant shall construct temporary toilets for the use of construction sanction deemed cancelled.

workers and it should be demolished after the construction. 7. The applicant shall INSURE all workmen involved in the construction work shall submit to BBMP, the modified conversion order for Commercial (Office use), Deduction for NetPlot Area against any accident / untoward incidents arising during the time of construction. issued by D.C.Bengaluru District. 8. The applicant shall not stock any building materials / debris on footpath or 43. The Applicant / Owner / Developer shall abide by the collection of solic on roads or on drains. The debris shall be removed and transported to near by waste and its segregation as per solid waste management bye-law 2016. NET AREA OF PLOT dumping yard.

spaces and the common facility areas, which shall be accessible to all the tenants 45. The Applicant / Owners / Developers shall make necessary provision to and occupants. 10. The applicant shall provide a space for locating the distribution 46. The Applicant / Owner / Developer shall plant one tree for a) sites

mts. from the building within the premises. 1. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the thereof in case of Apartment / group housing / multi dwelling unit/development basement for installation of telecom equipment and also to make provisions for plan. telecom services as per Bye-law No. 25.

considered necessary to prevent dust, debris & other materials endangering the of treated water for all construction activities of built up area more than 2000 safety of people / structures etc. in & around the site. 13. The applicant shall plant at least two trees in the premises. 48. In case of any false information, misrepresentation of facts, or pending______ 14. Permission shall be obtained from forest department for cutting trees before court cases, the plan sanction is deemed cancelled.

the commencement of the work. 15. License and approved plans shall be posted in a conspicuous place of the Special Condition as per Labour Department of Government of Karnataka 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.

rules in force, the Architect / Engineer / Supervisor will be informed by the workers working in the construction site with the "Karnataka Building and Other Authority in the first instance, warned in the second instance and cancel the Construction workers Welfare Board" should be strictly adhered to . registration if the same is repeated for the third time.

adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. Commencement Certificate. A copy of the same shall also be submitted to the 3.6) under sub section IV-8 (e) to (k). 18. The building shall be constructed under the supervision of a registered registration of establishment and workers working at construction site or work structural engineer.

foundation and in the case of columnar structure before erecting the columns of the list of workers engaged by him. its completion shall apply for permission to occupy the building. 21. The building should not be occupied without obtaining "OCCUPANCY Note: CERTIFICATE" from the competent authority.

activity of the building.

capacity mentioned in the Bye-law 32(a).

39. If the owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the 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

26/7, Doddakannahalli Village, Ward No. 150, Marathhalli Subdivision, 40. The Builder / Contractor / Professional responsible for supervision of work Mahadevapura Zone, Bengaluru. Shall not shall sanctioned plan, without previous approval of the authority. They shall explain Proposal Type: Building Permission 2. Sanction is accorded for **Commercial use** only. The use of the building shall 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 Nature of Sanction: New Location: Ring-III 41. The Construction or reconstruction of building shall be commenced within a

4. Development charges towards increasing the capacity of water supply, period of two (2) years from date of issue of licence. Before the expiry of two foundation or footing of walls / columns of the foundation. Otherwise the plan 42. Before obtaining Commencement Certificate to the building, the Applicant

The applicant/owner/developer shall abide by sustainable construction and COVERAGE CHECK 9. The applicant / builder is prohibited from selling the setback area / open demolition waste management as per solid waste management bye-law 2016.

charge electrical vehicles. transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part

47. The Applicant should follow the instruction of chairman BWSSB specified in 12. The applicant shall maintain during construction such barricading as the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization

Sa.mtrs

16. If any owner / builder contravenes the provisions of Building Bye-laws and 1. Registration of Applicant / Builder / Owner / Contractor and the construction

2. The Applicant / Builder / Owner / Contractor should submit the Registration 17. Technical personnel, applicant or owner as the case may be shall strictly of establishment and list of construction workers engaged at the time of issue of Approval Date : 11/08/2019 12:58:09 PM

concerned local Engineer in order to inspect the establishment and ensure the Payment Details

19. On completion of foundation or footings before erection of walls on the 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any Sr No. 20. Construction or reconstruction of the building should be completed before 4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a the expiry of five years from the date of issue of license & within one month after "Karnataka Building and Other Construction workers Welfare Board"

22. Drinking water supplied by BWSSB should not be used for the construction 1. Accommodation shall be provided for setting up of schools for impartingBlock USE/SUBUSE Details 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 which is mandatory. 23. The applicant shall ensure that the Rain Water Harvesting Structures are 3. Employment of child labour in the construction activities strictly prohibited. provided & maintained in good repair for storage of water for non potable4. Obtaining NOC from the Labour Department before commencing the Required Parking(Table 7c purposes or recharge of ground water at all times having a minimum total construction work is a must.

5. BBMP will not be responsible for any dispute that may arise in respect of 24. The building shall be designed and constructed adopting the norms property in question.

27. The applicant shall provide at least one common toilet in the ground floor 1. License Fees 27. The applicant shall provide at least one common tonet in the ground noor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped
28. Scrutiny Fee
30. Ground Rent (Including GST Arrears) 28. The Occupancy Certificate will be considered only after ensuring that the 4. Betterment Charges

provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building. 5. Security Deposit 29. The applicant shall ensure that no inconvenience is caused to the 5. Security Deposit neighbours in the vicinity of construction and that the construction activities shall 6. Plan copy charges and Compound Wall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid 7. Lake Improvement Charges

8. 1% Service Charge on Labour Cess to be paid to BBMP Recycling processing unit 400 k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and 1,27,45,000 above built up area for Commercial building). **1,2** 31. The structures with basement/s shall be designed for structural stability and

SAY Rs. - 1,27,45,000

HO/29893/2019, Dated. 15-11-2019.

Reference No. & Date

KSPCB CTE-312587, PCB ID : 78658 Dated: 09-05-2019 impo

and KSFES/GBC(1)/150, Docket No. y KSFES/NOC/132/2019, Dated: 13-09-2019

BNG/SOUTH/B/031219/377369 Dated: 11-04

SEE/BCS/EE(O)/AEE(O)/NOC-04/1920/921-23

Condition imposed to submit the same at

ommissioner instruction recorded in

er Supply and UGD Works

the time of issue of OC as per

Dated: 09-05-2019.

32. Sufficient two wheeler parking shall be provided as per requirement. 3. 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. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forece Department every Two years with due inspection by

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

safety to ensure for soil stabilization during the course of excavation for

the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years. 35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year. 36. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc.,

The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years. 37. The Owner / Association of the highrise building shall conduct two mock trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards. 38. 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.

Block :A (COMMERCIAL)

barricades.

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)		Deduct	Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)					
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Commercial	Stair	
Terrace Floor	134.64	0.00	134.64	78.11	0.00	56.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sixth Floor	1913.05	25.93	1887.12	0.00	24.96	0.00	54.08	0.95	0.00	0.00	1807.13	0.00	1807.13
Fifth Floor	1913.05	24.25	1888.80	0.00	24.96	0.00	54.08	0.95	0.00	0.00	1808.81	0.00	1808.81
Fourth Floor	1913.05	24.25	1888.80	0.00	24.96	0.00	54.08	0.95	0.00	0.00	1808.81	0.00	1808.81
Third Floor	1913.05	24.25	1888.80	0.00	24.96	0.00	54.08	0.95	0.00	0.00	1808.81	0.00	1808.81
Second Floor	1913.05	24.25	1888.80	0.00	24.96	0.00	54.08	0.95	0.00	0.00	1808.81	0.00	1808.81
First Floor	1902.65	23.96	1878.69	0.00	24.96	0.00	54.08	0.95	0.00	0.00	1798.70	0.00	1798.70
Ground Floor	1902.58	191.56	1711.02	0.00	24.96	0.00	145.26	0.95	0.00	266.14	1273.71	0.00	1273.71
Basement Floor	2886.59	0.00	2886.59	0.00	24.96	0.00	0.00	0.00	324.00	2518.01	0.00	19.62	19.62
Total:	16391.71	338.45	16053.26	78.11	199.68	56.53	469.74	6.65	324.00	2784.15	12114.80	19.62	12134.40
Total Number of Same Blocks	1												

 :

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	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.)
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Commercial	Stair	
A (COMMERCIAL)	1	16391.71	338.45	16053.26	78.11	199.68	56.53	469.74	6.65	324.00	2784.15	12114.80	19.62	12134.40
Grand Total:	1	16391.71	338.45	16053.26	78.11	199.68	56.53	469.74	6.65	324.00	2784.15	12114.80	19.62	12134.40

Ward: Ward - 150 (C) Planning District: 316-Varthur AREA OF PLOT (Minimum) Road Widening Are Permissible Coverage area (50.00 S Proposed Coverage Area (41.9 %) Achieved Net coverage area (41.9 % Balance coverage area left (8.1%) Permissible F.A.R. as per zoning regulation 2015 (3.0 Additional F.A.R within Ring I and II (for amalgamated plot -Allowable TDR Area (60% of Perm.FAR) Premium FAR for Plot within Impact Zone Total Perm. FAR area (3.00) Commercial FAR (99.84%) Proposed FAR Area Achieved Net FAR Area (2.62 Balance FAR Area (0.38) BUILT UP AREA CHECK Proposed BuiltUp Area Substructure Area Add in BUA (Layout Lvl Achieved BuiltUp Area

VERSION NO.: 1

VERSION DATE: 01/11/2018

Plot Use: Commercial

Plot SubUse: Retail Shop

Plot/Sub Plot No.: 76

Land Use Zone: Residential (Main)

Khata No. (As per Khata Extract): 76

Locality / Street of the property: doddakannahalli village, Varthur Hobli,

AREA STATEMENT (BBMP)

ward No: BBMP/Addl.Dir/JD

Building Line Specified as per Z.R: NA

Amount (INR) | Payment Mode | Payment Date Remark
 Number
 Number
 Amount (INR)
 Payment wode
 Number
 Amount (INR)
 BBMP/13547/CH/19-20 BBMP/13547/CH/19-20 141779.54 Online 8877987081 Block Name Block Use Block SubUse Block Structure Commercial Retail Shop Highrise

 24.
 The building shall be designed and constructed adopting the norms
 property in question.

 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 Standards making the building resistant to earthquake.
 Name
 Name
 Name
 Name
 Name
 Name
 Reqd.
 Prop.
 Reqd./Unit
 Reqd.

 25.
 The applicant should provide solar water heaters as per table 17 of Bye-law.
 A
 Image: Construction of the state is the state i IV. The Applicant has paid the fees vide Transaction No. 9358239877, Date.Parking Check (Table 7b)
(Bye laws - 31) of Building bye-laws 2003 shall be ensured.
27. The applicant shall provide at least to

Vahiala Tuna	F	Reqd.	Achieved			
Vehicle Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)		
Car	242	3327.50	108	1485.00		
	-	-	19	261.25		
Three Stack.Car	-	-	116	1595.00		
Total Car	242	3327.50	243	3341.25		
TwoWheeler	-	343.75	0	0.00		
Other Parking	-	-	-	1714.47		
Total		3671.25		5055.72		

: 22,47,295-00 : 43,53,879-00

: 13,70,735-00

: 4,03,157-00

: 1,15,841-00

: 41,67,128-00

: 61,600-00

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 of the structure as well as neighbouring property, public by erecting safe No.PUNBR52019111510239252, dated: 15-11-2019, Receipt No.

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER M/s Marudhar Projects Pvt Ltd rep by Director Anup Kumar Lohia #338, 16th A mai, 35th cross, 4th T block, Jayanagar,

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Ganesh N #4/2, 8th main, 6th cross, S.R. Nagar, Bangalore E-4289/17-18

The plans are approved in accordance with the acceptance for approval by the Commissioner BBMP (NORTH) on date: 08/11/2019 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 : B MANJESH Designation : Joint Director Town Planning (JDTP) Organization : BRUHAT BANGALORE MAHANAGARA Date : 30-Dec-2019 17: 19:27

PROJECT TITLE : PROPOSED COMMERCIAL BUILDING(Office) AT SURVEY NO. 26/7 AT DODDAKANNALLI VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK.BANGALORE

DRAWING TITLE : SITE PLAN

SHEET NO :

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