

AREA STATEMENT (BBMP)		VERSION NO: 1.0.9
PROJECT DETAIL:		VERSION DATE: 01/11/2018
Authority: BBMP	Plot Use: Commercial	
Inward No: BBMP/ADD/DIRJ/D SOUTH0004/19-20	Plot SubUse: Institutional Bldg	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No: 2	
Nature of Sanction: New	Khata No. (As per Khata Extract): 2	
Location: Ring II	PD No. (As per Khata Extract): 50/66-2	
Building Line Specified as per Z.R. NA	Locality / Street of the property: 14th cross, 2nd Block, Jayanagar, Bangalore.	
Zone: South		
Ward: Ward-153		
Planning District: 210-Jayanagar		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1160.44
NET AREA OF PLOT	(A-Deductions)	1160.44
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		696.26
Proposed Coverage Area (49.2 %)		570.96
Achieved Net coverage area (49.2 %)		570.96
Balance coverage area left (10.8 %)		125.30
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		2901.10
Additional F.A.R. within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm FAR)		0.00
Premium FAR for Plot within impact Zone (-)		0.00
Total Perm. FAR Area (2.50)		2901.10
Commercial FAR (97.52%)		2033.25
Proposed FAR Area		2076.45
Achieved Net FAR Area (1.79)		2076.45
Balance FAR Area (0.71)		824.65
BUILT UP AREA CHECK		
Proposed BuiltUp Area		3511.49
Achieved BuiltUp Area		3511.49

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark	
1	BBMP0173CH19-20	BBMP0173CH19-20	89028.97	Online	8265166691	01/11/2018		
							Amount (INR) Remark	
							89028.97	

Floor Name	Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)										Proposed FAR Area (Sq.m)	Add. FAR Area (Sq.m)	Total FAR Area (Sq.m)	
			Garage	Staircase	Lift	LR Machine	Void	Substructure	Ramp	Parking	Commercial	Start				
Ground Floor	2898	0.00	2898	14.40	0.00	14.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1st Floor	690.61	0.00	690.61	0.00	14.98	0.00	6.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	669.51	0.00
2nd Floor	690.61	0.00	690.61	0.00	14.98	0.00	6.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	690.61	0.00
3rd Floor	690.61	0.00	690.61	0.00	14.98	0.00	6.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	690.61	0.00
Basement Floor	705.16	0.00	705.16	0.00	0.00	0.00	0.00	0.00	44.00	151.11	0.00	0.00	0.00	0.00	87.58	21.80
Total	3622.22	0.00	3622.22	14.40	29.36	14.98	27.64	0.00	44.00	302.22	151.11	0.00	0.00	0.00	2033.25	43.20

Block Name	Type	SubUse	Area (Sq.m)	Regd.	Prop.	Regd. Amt.	Regd.	Prop.
A PROPOSED COMMERCIAL BUILDING	Commercial	Institutional Bldg	> 0	50	2033.25	1	41	-
<b>Total:</b>								
				-	-	-	41	37

Vehicle Type	No.	Area (Sq.m)	No.	Area (Sq.m)
Car	41	563.75	26	357.50
Two Wheel Car	-	-	11	151.25
Total Car	41	563.75	37	508.75
Two Wheeler	-	-	0	0.00
Other Parking	-	-	-	592.56
<b>Total</b>		<b>632.50</b>		<b>1091.31</b>

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A PROPOSED COMMERCIAL BUILDING	Commercial	Institutional Bldg	Bldg upto 11.5 mt. HL	C3

- Conditions:**
- Sanction is accorded for the proposed Corporate Office Building use only:
    - Construction of 2B+G+2UF (Two upper floors only).
  - Sanction is accorded for Research Institution use only. The use of the building shall not be deviated to any use.
  - Basement Floor area reserved for 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 BWSSB and BESCOM if any.
  - Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
  - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
  - 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 / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
  - The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C (Es & D) code leaving 3.00mts. from the building within the premises.
  - The applicant shall provide a separate room preferably 4.30 x 3.65m in the basement for installation of telecom equipment and also to make provisions for telecom services as per By-law No. 25.
  - 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 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 (By-law No. 3.6) under sub-section 9/8 (e) to (k).
  - The building shall be constructed under the supervision of a registered structural engineer.
  - On completion of foundation or footing before erection of walls on the foundation and in the case of columnar structure before erection of the columns 'COMMENCEMENT CERTIFICATE' shall be obtained.
  - Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
  - The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.
  - Drinking water supplied by BWSSB 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 potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the By-law 32(a).
  - 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 Standards making the building resistant to earthquake.
  - The applicant should provide solar water heaters as per table 17 of By-law No. 29 for the building.
  - Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building By-laws 2003 shall be ensured.
  - 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 with the stepped entry.
  - The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
  - The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 09.00 PM to avoid nuisance during late hours.
  - Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit of required capacity installed at site for its reuse / disposal (Applicable for Residential units of 50 and above and 5000 sqm and above built up area for Commercial building).
  - The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
  - Sufficient two wheel parking shall be provided as per requirement.
  - The builder / contractor / professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning regulations, Standing orders and policy order of the BBMP.
  - The construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the owner / developer shall give intimation of BBMP (Sanctioning Authority) 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 foundation. Otherwise the plan sanction deemed cancelled.
  - As per Building Bye-law 2003 Schedule IV-7.1 validity of registration for Architect / Engineer / Supervisor/Structural Engineer by the authority shall be for a period of five years and renewable thereafter for every five years unless the same is cancelled by the authority. The application for renewal shall be made to the authority one month before the date of expiry of the registration. If any owner/builder contravenes the provisions of these bye-laws and rules in force, the authority shall inform the registered Architect / Engineer / Supervisor / Structural Engineer in the first instance, warn in the second instance and cancel the registration if the same is repeated for the third time.
  - As per Building Bye-law 2003 Schedule IV-8(i) The validity of Registration for Architect / Engineer / Supervisor / Structural Engineer shall not materially and structurally deviate from the sanctioned plan, without previous approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulation, Standing Orders and Policy Orders of the Corporation.
  - 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 Karnataka vide ADDENDUM (ಬೆಂಗಳೂರು ನಗರ ಸರ್ಕಾರ - LD/98/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.
  - BBMP will not be responsible for any dispute that may arise in respect of property in question.

**III. FEE DETAILS**  
 The Applicant has paid the fee vide Receipt No. BBMP7399/CH-19-20 Dt: 27-08-2019 for the following:-

1. License Fees	Rs. 28,04,135.002
2. Ground Rent & GST	Rs. 25,99,834.002
3. Scrutiny Fees	Rs. 52,071.003
4. Betterment Charges	Rs. 1,20,648.004
5. Security Deposit	Rs. 3,51,149.005
6. Plan Copy & Compound wall charges	Rs. 22,200.007
7. Lake Rejuvenation	Rs. 28,511.00
8. Add 1% for administrative charges towards Labour Cess.	Rs. 6,385.00

**SAY Rs. 59,85,000.00**  
 (Fifty Nine Lakh Eighty Five Thousand Only)

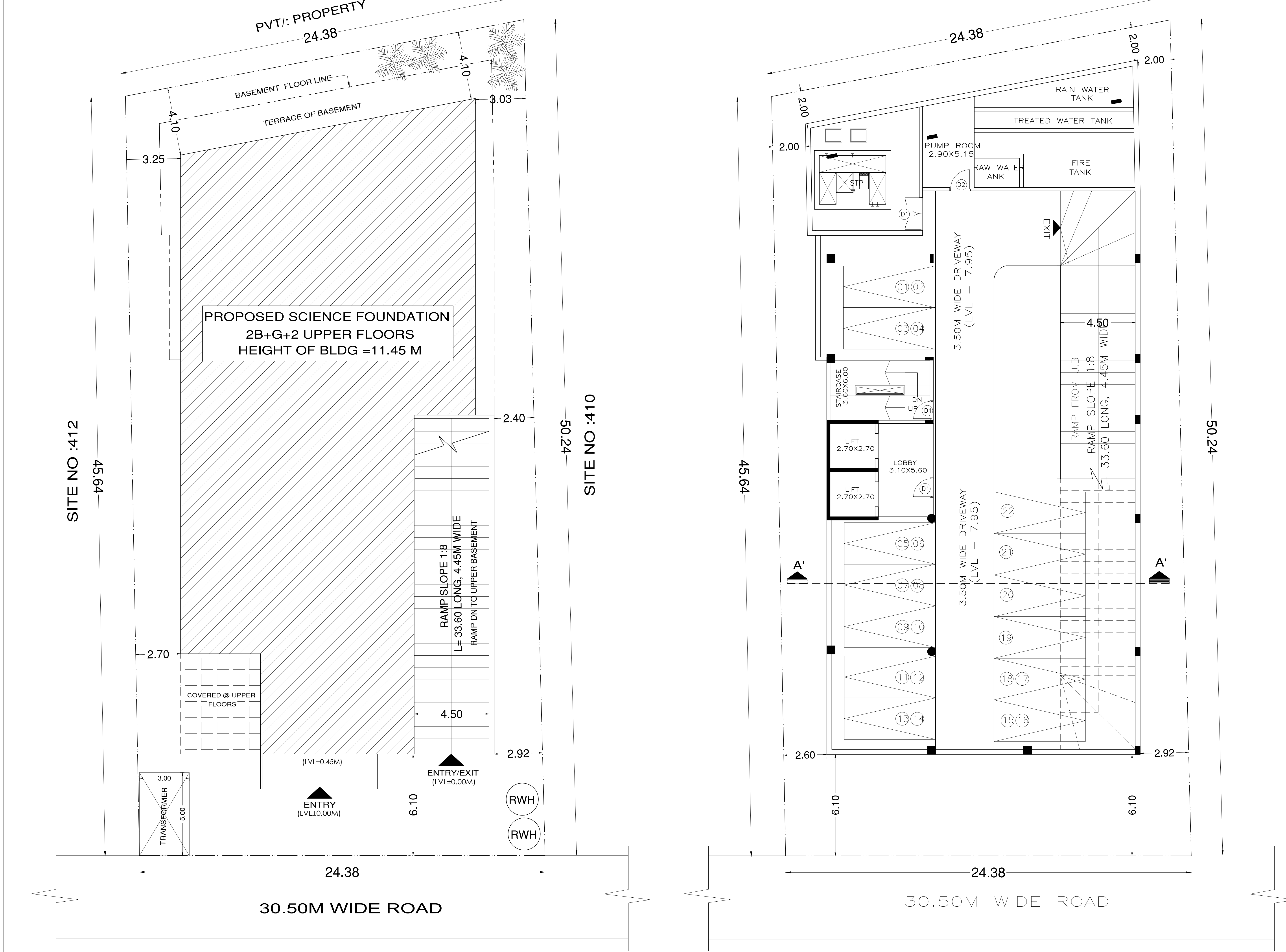
**Labour Cess:**  
 The Applicant has paid Rs. 6,33,000.  
 Vide RC/HO/23987/2019, NEFT/RTGS No CMS12357011411 Dt: 11-09-2019

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1.0000	BESCOM	EEE/D/AEE/QAE-NOC-179-20278-79 Dt:23-04-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2.0000	KSPCB	CTE-109938 PCB ID 77988 Dt: 16-05-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
3.0000	BWSSB	EIC/CECE-MV/VDCE/M-I/TAM/H/2017/2 019-20 Dt: 01-08-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.

OWNER / GPA HOLDER'S SIGNATURE  
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : INFOSYS SCIENCE FOUNDATION 14TH CROSS ROAD, 2ND BLOCK, JAYANAGAR

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE  
 MEHBUB BASMA IBETH CROSS, 5TH MAIN, VENKATARANGAPURAM, BANGALORE E-3150/2007-08

PROJECT TITLE : PROPOSED INFOSYS SCIENCE FOUNDATION BUILDING @ KHATHA NO. 2, 14th CROSS, 2nd BLOCK, JAYANAGARA V/PURAM, WARD NO-153 BANGALORE  
 DRAWING TITLE : SITE PLAN AND 2ND BASEMENT FLOOR  
 SHEET NO : 1



**SITE PLAN SCALE:1:200**  
 2nd BASEMENT FLOOR PLAN (LVL - 7.95 M)  
 NO OF CARS : 22 NO'S