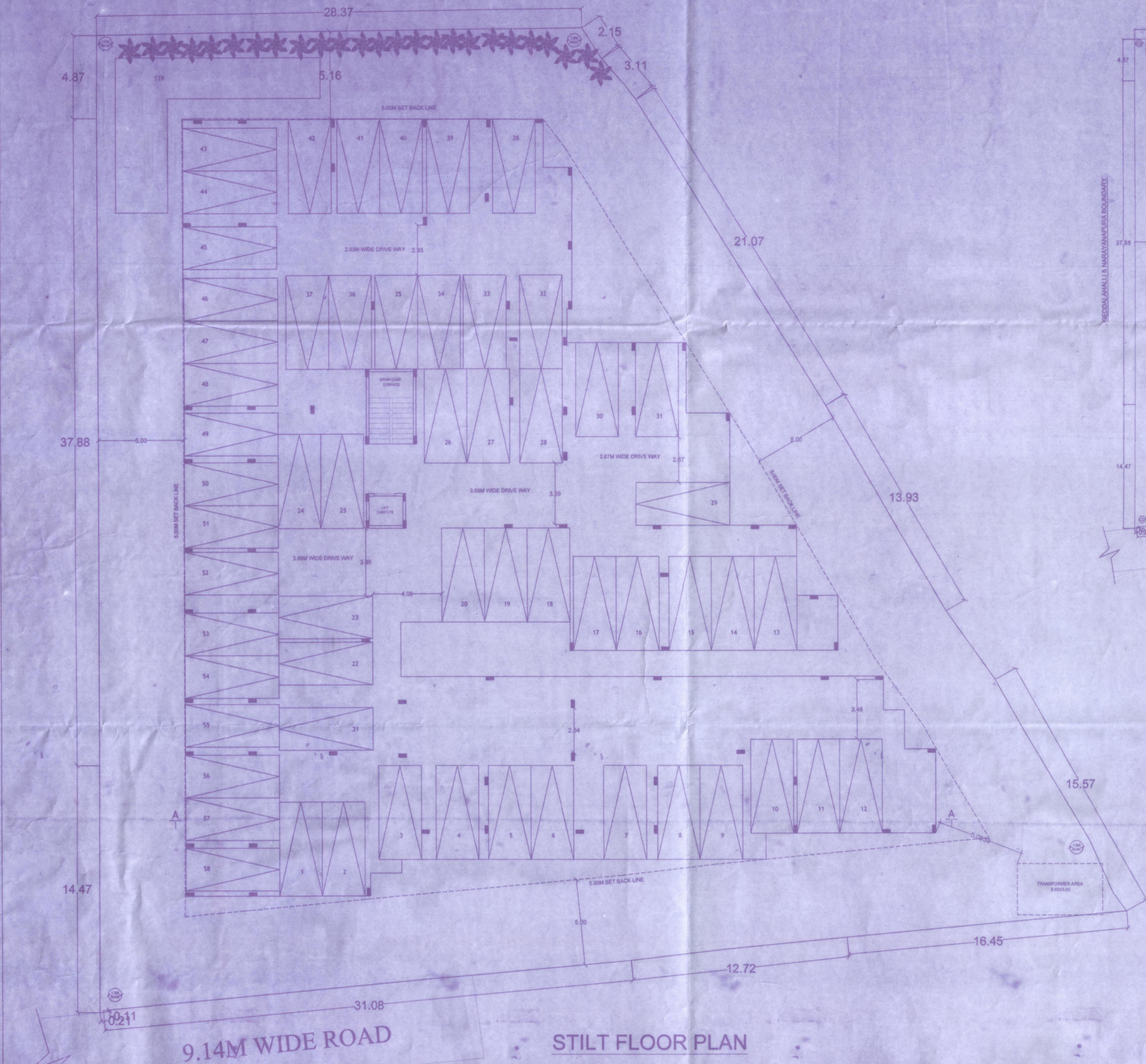


COLOR INDEX	
PLOT BOUNDARY	_____
ABUTTING ROAD	_____
PROPOSED WORK (COVERAGE AREA)	_____
EXISTING (To be retained)	_____
EXISTING (To be demolished)	_____

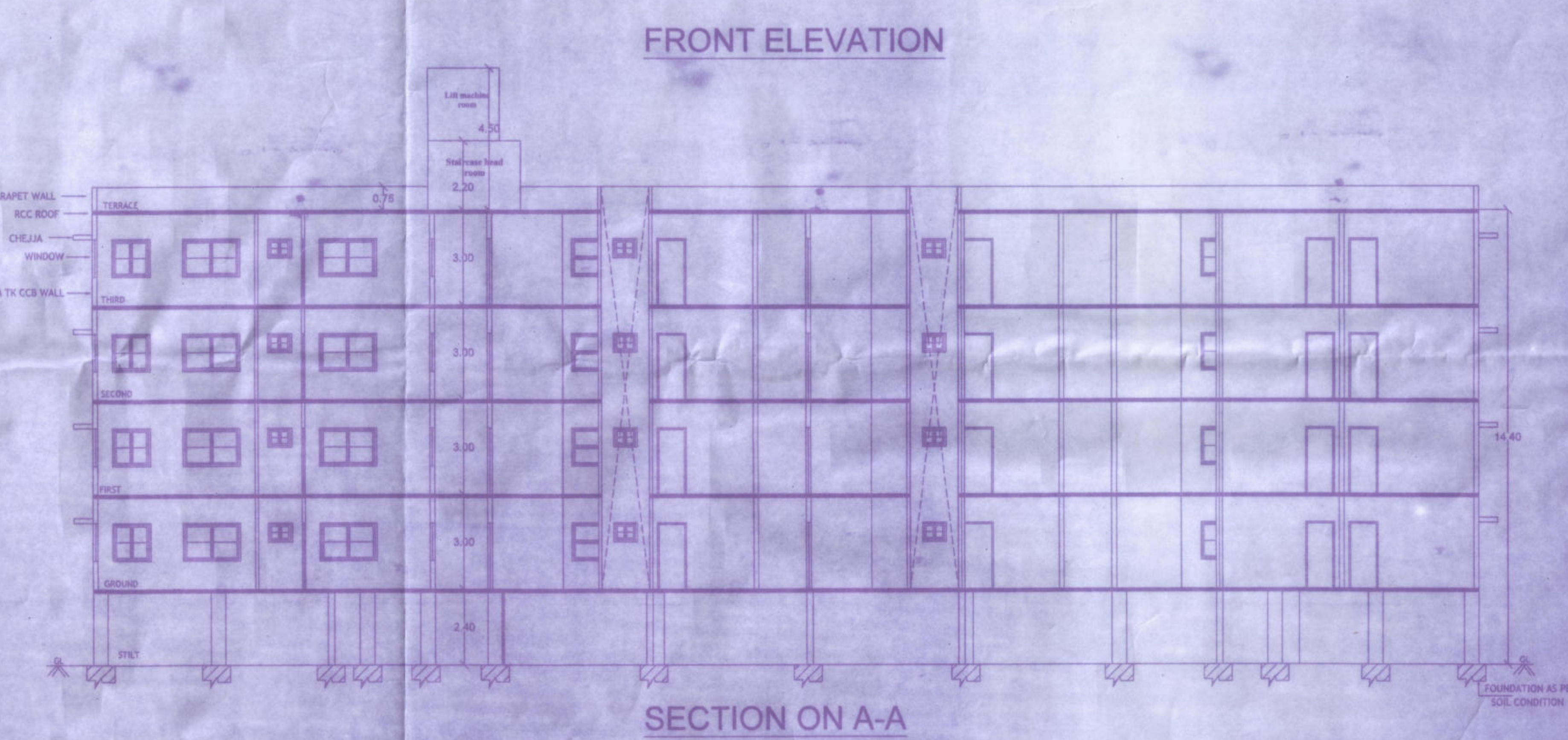
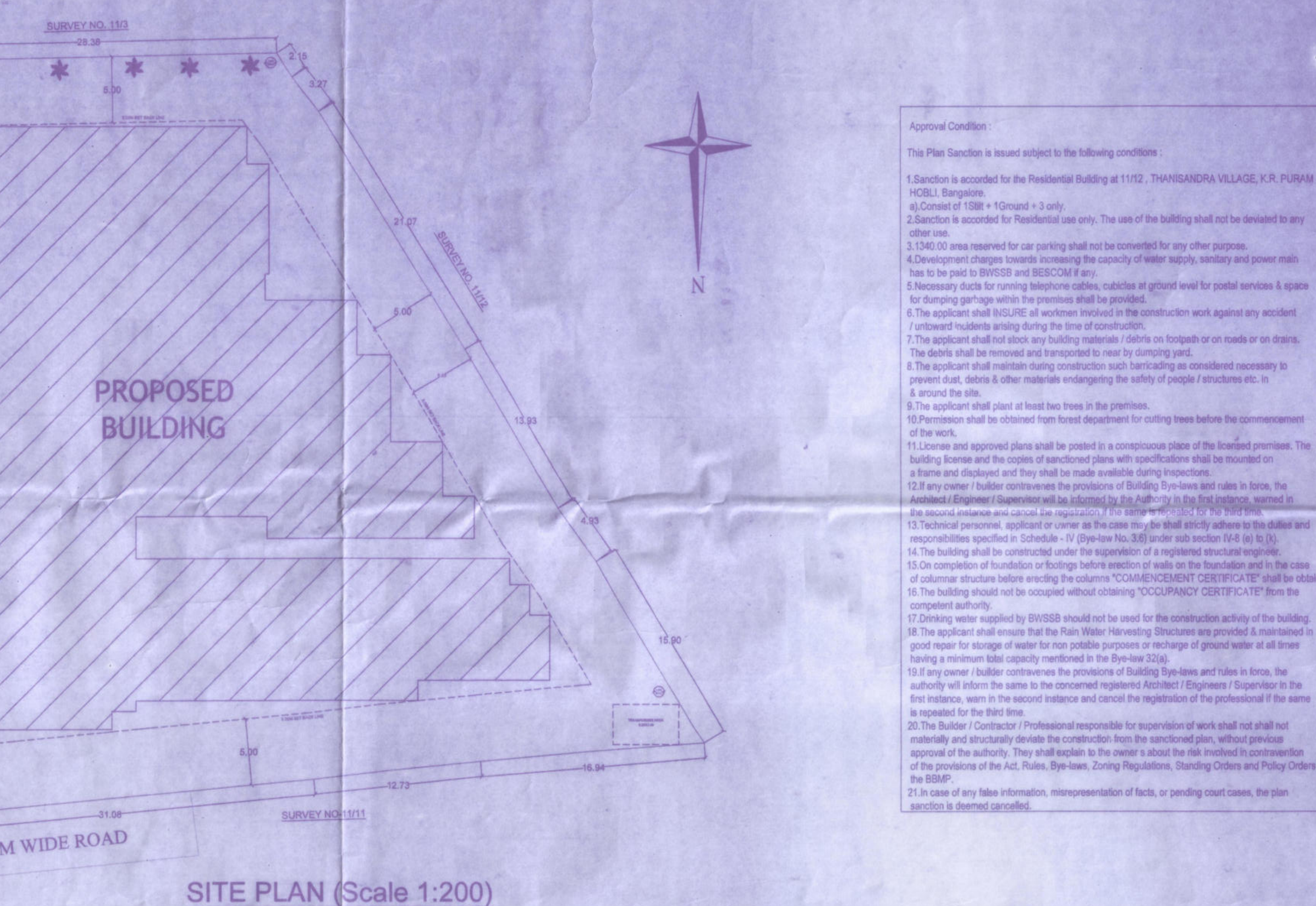
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer



UNISQA Table for Block A1 (RESIDENTIAL APARTMENT)

FLOOR	Name	UNISQA Type	Plot/Block Area (Sq.m.)	Ground Area (Sq.m.)	No. of Rooms	No. of Tenants
GROUND FLOOR PLAN	01	FLAT	50.57	51.17	1	1
	02	FLAT	50.57	51.17	1	1
	03	FLAT	50.57	51.17	1	1
	04	FLAT	50.57	51.17	1	1
	05	FLAT	50.57	51.17	1	1
	06	FLAT	50.57	51.17	1	1
	07	FLAT	50.57	51.17	1	1
	08	FLAT	50.57	51.17	1	1
	09	FLAT	50.57	51.17	1	1
	10	FLAT	50.57	51.17	1	1
TYPICAL 1-18 3/100 PLAN	11	FLAT	50.57	51.17	1	1
	12	FLAT	50.57	51.17	1	1
	13	FLAT	50.57	51.17	1	1
	14	FLAT	50.57	51.17	1	1
	15	FLAT	50.57	51.17	1	1
	16	FLAT	50.57	51.17	1	1
	17	FLAT	50.57	51.17	1	1
	18	FLAT	50.57	51.17	1	1
	19	FLAT	50.57	51.17	1	1
	20	FLAT	50.57	51.17	1	1

DETAILS OF RAIN WATER HARVESTING STRUCTURES



Approval Condition :
This Plan Sanction is issued subject to the following conditions :
1. Sanction is accorded for the Residential Building at 11/12, THANISANDRA VILLAGE, K.R. PURAM HOBLI, BANGALORE.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. 1040 sq. area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sewerage and power mains 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 ensure all workers involved in the construction work against any accident / untoward incidents arising during the time of construction.
7. 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.
8. 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.
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 inspections.
12. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the sanctioned license / permission shall be liable to be cancelled in the first instance, warned in the second instance and cancel the registration of the license / permission in the third instance.
13. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - I (Bye-law No. 3.8) under sub-section (4) (a) to (i).
14. The building shall be constructed under the supervision of a registered structural engineer.
15. On completion of foundation or footing before erection of walls on the foundation and in the case of columnar structure before erecting the columns "OCCUPANCY 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 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 3.2(a).
19. If any owner / builder contravenes the provisions of Building Bye-law 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.
20. 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 include in the contract a clause for the involvement in contravention of the provisions of the Act, Rules, Bye-law, 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 (Housing/Building) 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 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 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 at work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by time.
At any point of time the 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:
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 which is mandatory.
3. Employment of child labour in the construction activities is strictly prohibited.
4. Obeying L.C.O. from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the dispute is submitted in respect of property in question to be filed to be false or fabricated, the sanctioned stands cancelled automatically and legal action will be initiated.

Block A1 (RESIDENTIAL APARTMENT)

Plot No.	Total Built Up Area (Sq.m.)	Plot Area (Sq.m.)	Plot Ratio	Plot Ratio (%)	Plot Ratio (1:100)	Plot Ratio (1:1000)	Plot Ratio (1:10000)	Plot Ratio (1:100000)
1	100.00	100.00	1.00	1.00	1.00	1.00	1.00	1.00

Block A1 (RESIDENTIAL APARTMENT)

Block Name	Block Area (Sq.m.)	Block Ratio	Block Ratio (%)	Block Ratio (1:100)	Block Ratio (1:1000)	Block Ratio (1:10000)	Block Ratio (1:100000)
1	100.00	1.00	1.00	1.00	1.00	1.00	1.00

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1	100.00	1.00	1.00	1.00	1.00	1.00	1.00



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Assistant Director
Town Planning – (Yelahanka), Room no.2, Amruthahalli main road,

Licence Sl. No. BBMP/CC/2694/19-20

LP.No: BBMP/Ad.Com./YLK/0569/19-20

BUILDING LICENCE

The request of the Katha Holder/GPA Holder Sri / Smt / M/s. M/s. SRI BALAJI SHELTERS dated.24 September, 2019 to issue licence / building plan approval for the construction of building at Property No./PID No. 203/11/12, THANISANDRA VILLAGE, K.R. PURAM HOBLI, Ward No: Ward-006, Yelahanka Zone under the jurisdiction of Bruhat Bengaluru Mahanagara Palike has been accepted by the JC Yelahanka Ashok D R, BBMP on Date. 16 October, 2019.

The prescribed fee for Building Plan Sanction as intimated vide demand notice dated. 03 October, 2019 is remitted by the applicant amounting to Rs. 1603000 by Net Banking/Debit Card/Credit Card/Transaction No. BBMP/21269/CH/19-20 Dt:05 October, 2019 towards CANARA BANK, BBMP Branch A/C No. 8401132000014. Further Labour Cess Amount of Rs. 1080000 is remitted by the applicant to the Building & other construction workers welfare board, through RTGS towards Canara Bank, Hombegowda Nagar A/C No:1371101079786

Approval for Building Plans is hereby accorded subject to the conditions annexed, for the construction of building/s detailed below in the Site Area 2,485.64 Sq.m.

Sl.no.	Building / Block Details	Building Use	Total No. of floors	Tenements	Height (m)	Total Built-up area (sq.m.)
1	A1 (RESIDENTIAL APARTMENT)	Residential	1Stilt + 1Ground + 3	52	14.4	5950.4

Permission is hereby accorded under section 301 of KMC Act 1976 for the New (FRESH PLAN SANCTION) of Building and is subject to the conditions and sanctioned detailed plans annexed to this Licence. In case of failure to adhere / comply to sanction plans / conditions imposed, action will be initiated as per section 321 and 462 of KMC Act 1976. This License is valid for a period of two years from this day.

Enclosures. 1) Licence Conditions
2) Building Plans

Name : H S DAYANANDA
Designation : Assistant Director Town Planning (ADTP)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 16-Oct-2019 12:38:39

To,

M/s, Sri M/s. SRI BALAJI SHELTERS

KARNATAKA 21, GOLLAHALLI VILLAGE, MATTAKANNASANDRA, KOLAR, SRINIVASAPUR, KARNATAKA BANGALORE 563131





ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು ನಗರ ಯೋಜನೆ ಯಲಹಂಕ ವಲಯ ಬೆಂಗಳೂರು-92

ದಿನಾಂಕ:02-11-2019

ಸಂಖ್ಯೆ: ಬೃ.ಬೆ.ಮ.ಪಾ/ಯ.ವ/ನಯೋವಿ/ಪ್ರಾಪ್ರಪ/18/2019-20

ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ

- ವಿಷಯ :- ಯಲಹಂಕ ವಲಯ ನಗರ ಯೋಜನೆ ವಿಭಾಗದಿಂದ ಅನುಮೋದಿತವಾದ ಕಟ್ಟಡ ಪರವಾನಗಿ ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ: Ad.com.YLK569/19-20 ದಿನಾಂಕ 16-10-2019 ರ ಕಟ್ಟಡ ಪ್ರಾರಂಭಿಸಲು ಅನುಮತಿ ನೀಡುವ ಬಗ್ಗೆ.
- ಉಲ್ಲೇಖ :-1. ನಿಮ್ಮ ಅರ್ಜಿ ಸ್ವೀಕರಿಸಿದ ದಿನಾಂಕ: 25-10-2019
2. ಮುಖ್ಯ ಅಭಿಯಂತರರು (ಯಲಹಂಕ) ವಲಯ ರವರ ಅನುಮೋದನೆ ದಿನಾಂಕ:31-10-2019

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ, ಯಲಹಂಕ ವಲಯ, ಛಣಿಸಂದ್ರ ವಾರ್ಡ್ ನಂ.06, ಛಣಿಸಂದ್ರ ಆಸ್ತಿ ಖಾತಾ ಸಂಖ್ಯೆ: 203/11/12, ರ ಒಟ್ಟು 2478.96 ಚ.ಮೀ ವಿಸ್ತೀರ್ಣವುಳ್ಳ ನಿವೇಶನದಲ್ಲಿ (S+G+3) ವಸತಿ ಸಮುಚ್ಚಯ ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಕೋರಿ ದಿನಾಂಕ: 25-10-2019 ರಂದು ನೀಡಿರುವ ಅರ್ಜಿ ಮೇರೆಗೆ ದಿನಾಂಕ: 30-10-2019 ರಂದು ಸ್ಥಳ ಪರಿಶೀಲನಾಲಾಗಿ ಯಲಹಂಕ ವಲಯ ನಗರ ಯೋಜನೆ ವಿಭಾಗದಿಂದ ಅನುಮೋದನೆಯಾದ ನಡೆ ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ Ad.com.YLK/569/2019-20 ದಿನಾಂಕ:16-10-2019 ರ ಮೇರೆಗೆ ಸದರಿ ನಿವೇಶನದಲ್ಲಿ ಸ್ಥಿಲ್ಪ ಮಹಡಿಯಲ್ಲಿ ಆರ್.ಸಿ.ಸಿ ಕಂಬಗಳು ಅಳವಡಿಸಿರುವ ಕಾಮಗಾರಿ ಜಾಲನೆಯಲ್ಲಿದ್ದು, ಹಾಗೂ ಮಂಜೂರಾದ ನಡೆಯಂತೆ ಕಟ್ಟಡವನ್ನು ನಿರ್ಮಿಸುತ್ತಿರುವುದು ತಂದು ಬಂದಿರುತ್ತದೆ. ಆದ್ದರಿಂದ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಕೆಲಸ ಪ್ರಾರಂಭಿಸುವ "ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ" ನೀಡಲಾಗಿದೆ. ಸದರಿ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರದ ಶುಲ್ಕ ರೂ.76,000/-ಗಳ ಡಿ.ಡಿ.ನಂ 161268 ದಿನಾಂಕ:25-10-2019 ಪೆಡರಲ್ ಬ್ಯಾಂಕ್ ರ ಡಿ.ಡಿಯನ್ನು ಅರ್ಜಿದಾರರು ಒದಗಿಸಿರುತ್ತಾರೆ. ಈ ಕಛೇರಿಯ ಅಂತರ್ಜಾಲ ತಂತ್ರಾಂಶದ ರಶೀದಿ ಸಂಖ್ಯೆ RE-ifims223-TP/000147 ದಿನಾಂಕ: 02-11-2019 ರಂದು ಪಡೆದಿರುತ್ತೆ. ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೊಳಪಟ್ಟು ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣಪತ್ರ ನೀಡಲಾಗಿದೆ.

1. ಸದರಿ ಕಟ್ಟಡ ಕೆಲಸವನ್ನು ಕಡ್ಡಾಯವಾಗಿ ಅನುಮೋದಿತ ನಡೆ ಹಾಗೂ ಕಟ್ಟಡ ಬೈಲಾ ಪ್ರಕಾರ ಯಾವುದೇ ಬದಲಾವಣೆ ಹಾಗೂ ಒತ್ತುವಲಿಗಳಿಲ್ಲದೆ ನಿಯಮಾನುಸಾರ ನಿರ್ವಹಿಸತಕ್ಕದ್ದು.
2. ಸದರಿ ಕಟ್ಟಡದ ತಳಹಾಸದ ನಿರ್ಮಾಣ ಕಾಮಗಾರಿ ಪೂರ್ಣಗೊಳ್ಳುವ ಹಂತ ತಲುಪಿದಾಗ ಅಥವಾ ಆರ್.ಸಿ.ಸಿ. ಕಂಬ ಅಳವಡಿಸುವ ಹಂತದಲ್ಲಿ ಸದರಿ ಕೆಲಸದ ಪ್ರಗತಿ ಬಗ್ಗೆ ಮಹಾನಗರ ಪಾಲಿಕೆಗೆ ವರದಿ ಸಲ್ಲಿಸುವುದು. ಅಗಿಂದಾಗ್ಗೆ ಕಟ್ಟಡವನ್ನು ಅನುಮೋದಿತ ನಡೆಯನುಸಾರ ಹಾಗೂ ಕಡ್ಡಾಯವಾಗಿ ಬೈಲಾ ಪ್ರಕಾರ ನಿರ್ಮಾಣ ಕಾರ್ಯ ನಿರ್ವಹಿಸಲಾಗುತ್ತಿದೆಯೇ? ಎಂಬುದರ ಬಗ್ಗೆ ಪರಿಶೀಲನಲು ಮಹಾನಗರ ಪಾಲಿಕೆಯು ಅಧಿಕಾರವನ್ನು ಹೊಂದಿರುತ್ತದೆ.
3. ಅರ್ಜಿದಾರರು ತಮ್ಮ ಸ್ವತ್ತಿನಲ್ಲಿಯೇ ಕಟ್ಟಡ ನಿರ್ಮಾಣದ ಕೆಲಸಗಾರರಿಗೆ ತಾತ್ಕಾಲಿಕವಾಗಿ ಶೆಡ್ ಮತ್ತು ಲೆಂಜಾಲಯವನ್ನು ಅಕ್ಕಪಕ್ಕದ ಸ್ವತ್ತಿನವರಿಗೆ ತೊಂದರೆಯಾಗದಂತೆ ನಿರ್ವಹಿಸುವುದು.

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು,
Assistant Director of Town Planning (Yelahanka)
ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಜಿ.ಪಿ.ಎ, ಯಲಹಂಕ ವಲಯ.

ರವರಿಗೆ,

ಶ್ರೀಮತಿ.ಪಾತಿಮ ಮಲ್ಲಾ ಮತ್ತು ಇತರರ ಪರವಾಗಿ
ಜಿ.ಪಿ.ಎ ದಾರರಾದ ಮೆ||ನಾಂ|| ಬಾಲಜಿ ಶೆಲ್ವರ್ಸ್

ಖಾತಾ 203/11/12,

ಛಣಿಸಂದ್ರ ವಾರ್ಡ್.ನಂ.06

ಬೆಂಗಳೂರು,

Scanned with
CamScanner