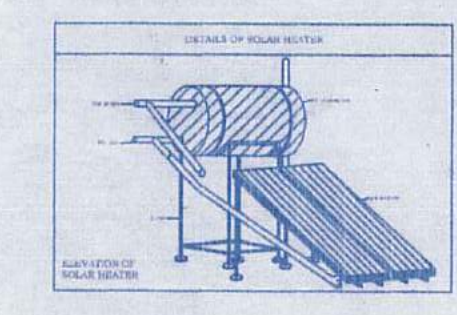
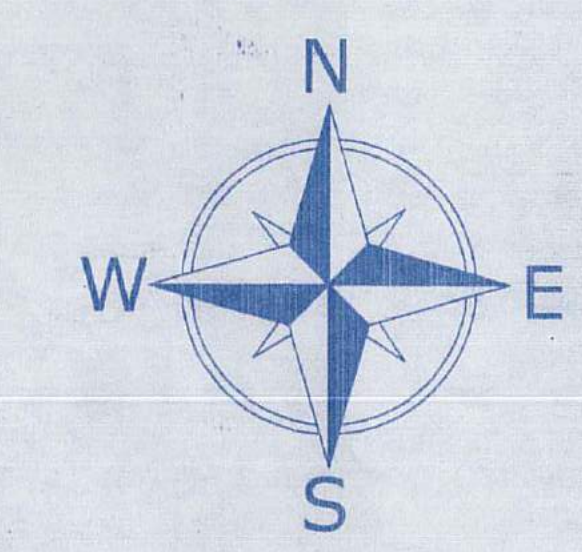


DWG NO- 1 / 2



ORIGINAL

Approval Condition:-

This Plan Sanction is issued subject to the following conditions:-

- Sanction is Accorded For Residential Apartment Building at Sy No.4/5/1 & 5/2 Katha No 1384, K.R Puram Village, K.R Puram Hobli, Bangalore. In Ward No.52.
- Consent of Silt + Ground + Third Upper Floors + Terrace Floor Only.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 4157.0 sqm area reserved for car parking at Silt floor 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 & 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 INSURE all workmen involved in the construction work against fire, accident, and other risks.
- The applicant shall not stock any building materials / debris on footpaths or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
- 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 the around the site.
- 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 any owner / builder contravene 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 of the professional 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 (Bye-law No. 3.5) under sub-section (14) (a) to (d).
- The building shall be constructed under the supervision of a registered structural engineer.
- 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.
- 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 non-potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 22(a).
- If any owner / builder contravene the provisions of Building Bye-laws and rules in force, the authority will inform 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.
- The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without the approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders after BBMP.
- In case of any false information, misrepresentation of facts, or pending court cases, the sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing) (Kodur) Letter No. LDD/ST/2015 dated 01-04-2015

- 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 this list 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 any 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 is 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. 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.

Office of the Joint Commissioner
(Mahadevapura zone)
Bhadracharya Mahanagara Palike

LP No: BBMP/Ad.Com./MDP/0201/19-20

Dated: 16/8/2019

Valid From 16/8/2019 to 15/8/2021

For two years, sanctioned as per plan / as corrected in green.

Assisted Director Town Planning
BBMP, Mahadevapura Zone
Bangalore

AREA STATEMENT (BBMP)		VERSION NO: 1.0.0
PROJECT DETAIL:		VERSION DATE: 01/11/2018
Activity: BBMP	Plot Use: Residential	
Inward No: BBMP/Ad.Com./MDP/0201/19-20	Plot Subline: Sanctioned	
Application Type: Sanction	Land Use Zone: Residential (R)	
Proposal Type: Building Permission	Plot Sub Plot No: 4	
Nature of Sanction: New	City Survey No: 4	
Location: Ring II	Katha No: (As per Katha Extract: 1384)	
Building Line Specified as per Z.R. RA	Locality / Street of the property: K.R PURAM	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	9003.87
NET AREA OF PLOT	(A-Deduction)	9003.87
COVERAGE CHECK		
Permissible Coverage Area (60.00 %)		4501.94
Proposed Coverage Area (46.61 %)		4197.00
Achieved Net coverage area (46.61 %)		4197.00
Balance coverage area (13.39 %)		364.94
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		15756.77
Additional F.A.R. within Ring I and II (for amalgamated plot -)		0.00
Allowable FAR Area (80% of Perm FAR)		0.00
Allowable max. F.A.R. Plot within 150 M radius of Metro station (-)		0.00
Total Perm. FAR area (1.75)		15756.77
Residential FAR (69.71 %)		15676.84
Proposed FAR Area		15722.05
Achieved Net FAR Area (1.75)		15722.05
Balance FAR Area (0.00)		54.71
BUILT UP AREA CHECK		
Proposed Built Up Area		1987.83
Achieved Built Up Area		1986.83

Color Notes

COLOR INDEX	
Plot Boundary	
Abutting Road	
Proposed Work (Coverage Area)	
Existing (To be retained)	
Existing (To be demolished)	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RES)	Residential	Sanctioned	Highrise	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt)	Respt	Prop	Respt	Prop
A (RES)	Residential	Sanctioned	50-225	1	172	1	172
Total:						172	192

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.mt)	No.	Area (Sq.mt)
Car	172	2385.00	192	2640.00
Visitor's Car Parking	18	247.50	0	0.00
Total Car	190	2632.50	192	2640.00
Two Wheeler		247.50	0	0.00
Other Parking				4197.00
Total		2880.00		6837.00

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)					Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)
			StairCase	Lift	Lift Machine	Void	Parking		
A.(RES)	1	19967.83	23.20	56.84	3.64	28.40	4133.70	15675.83	15722
Grand Total	1	19967.83	23.20	56.84	3.64	28.40	4133.70	15675.83	15722

UNIT AREA Table for Block A (RES)

FLOOR	Name	Unit Type	Unit Area (Sq.mt)	Capex Area (Sq.mt)	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	G-01	FLAT	6.36	6.36	1	43
	G-02	FLAT	6.36	6.36	1	
	G-03	FLAT	6.36	6.36	1	
	G-04	FLAT	6.36	6.36	1	
	G-05	FLAT	6.36	6.36	1	
	G-06	FLAT	6.36	6.36	1	
	G-07	FLAT	6.36	6.36	1	
	G-08	FLAT	6.36	6.36	1	
	G-09	FLAT	6.36	6.36	1	
	G-10	FLAT	6.36	6.36	1	
	G-11	FLAT	6.36	6.36	1	
	G-12	FLAT	6.36	6.36	1	
	G-13	FLAT	6.36	6.36	1	
	G-14	FLAT	6.36	6.36	1	
	G-15	FLAT	6.36	6.36	1	
	G-16	FLAT	6.36	6.36	1	
	G-17	FLAT	6.36	6.36	1	
	G-18	FLAT	6.36	6.36	1	
	G-19	FLAT	6.36	6.36	1	
	G-20	FLAT	6.36	6.36	1	
TYPICAL 3 FLOOR PLAN	T-01	FLAT	6.36	6.36	1	120
	T-02	FLAT	6.36	6.36	1	
	T-03	FLAT	6.36	6.36	1	
	T-04	FLAT	6.36	6.36	1	
	T-05	FLAT	6.36	6.36	1	
	T-06	FLAT	6.36	6.36	1	
	T-07	FLAT	6.36	6.36	1	
	T-08	FLAT	6.36	6.36	1	
	T-09	FLAT	6.36	6.36	1	
	T-10	FLAT	6.36	6.36	1	
	T-11	FLAT	6.36	6.36	1	
	T-12	FLAT	6.36	6.36	1	
	T-13	FLAT	6.36	6.36	1	
	T-14	FLAT	6.36	6.36	1	
	T-15	FLAT	6.36	6.36	1	
	T-16	FLAT	6.36	6.36	1	
	T-17	FLAT	6.36	6.36	1	
	T-18	FLAT	6.36	6.36	1	
	T-19	FLAT	6.36	6.36	1	
	T-20	FLAT	6.36	6.36	1	



SCHEDULE OF JOINTORY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	MD	1.00	2.10	172

SCHEDULE OF JOINTORY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	VI	1.50	1.20	1863

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL -1,2,3 FLOOR PLAN	1.22 X 0.67 X 1 X 3	24.48	397.65
	1.52 X 4.33 X 1 X 3	19.77	
	1.22 X 4.28 X 1 X 3	15.69	
	1.22 X 4.28 X 1 X 3	16.05	
	1.22 X 3.97 X 1 X 3	14.58	
	1.22 X 4.58 X 1 X 3	16.80	
	1.22 X 3.92 X 2 X 3	28.74	
	1.47 X 4.58 X 1 X 3	20.19	
	1.22 X 7.44 X 1 X 3	27.27	
	1.22 X 5.17 X 1 X 3	31.63	
	1.22 X 7.15 X 2 X 3	52.32	
	1.22 X 7.03 X 1 X 3	25.77	
	1.22 X 6.68 X 4 X 3	102.36	
	Total		397.65

ENGINEER:-
V. V. RAJU
B. Tech, AIE, AIV
BCC / BL- 3.6 / E-3149 / 07-08
Ph: 98450 52623.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING AT SY. NO- 4, 5 / 1 & 5 / 2, BBMP KATHA NO- 1384, K.R PURAM VILLAGE, K.R PURAM HOBLI, WARD NO- 52, BBMP, BANGALORE.

OWNER'S SIGNATURE:-
SRI. K.R. SARASWATHAMMA.