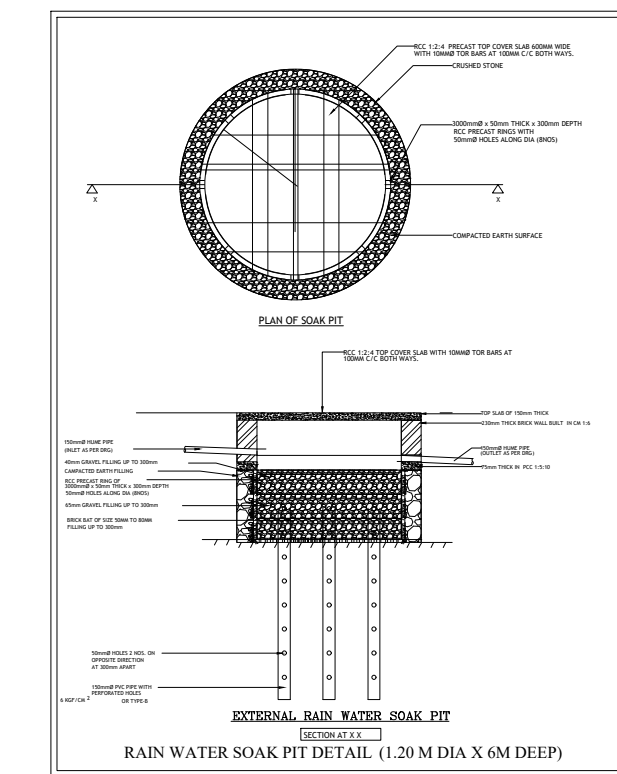
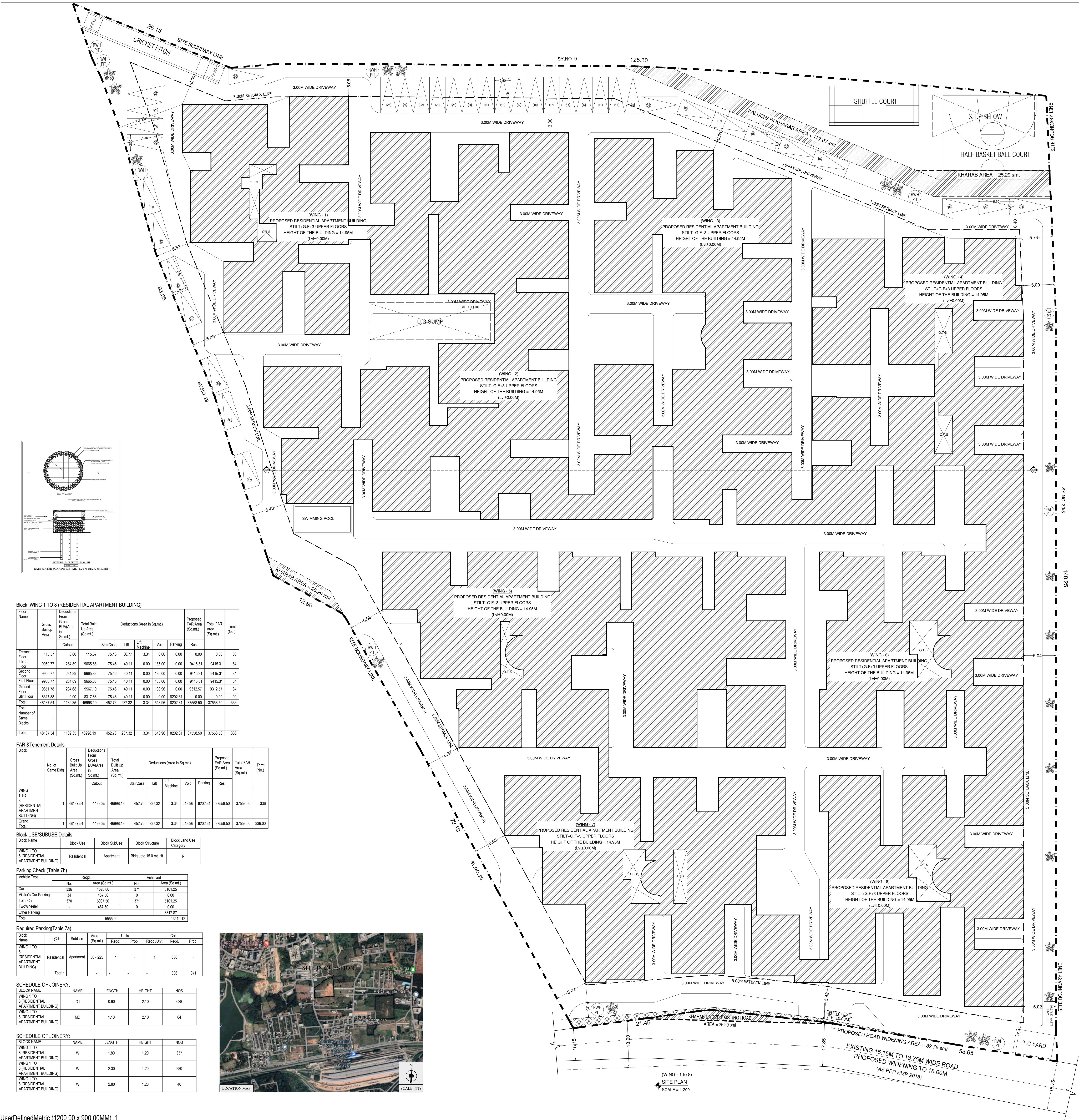




Block Wing 1 To 8 (RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area (Sq.mt)	Deductions From Gross BUA/Area (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)							Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Tmt (No.)
				Star/Cas	Lit	Lit Machine	Void	Parking	Resi.				
Terrace Floor	115.57	0.00	115.57	75.46	36.77	3.34	0.00	0.00	0.00	0.00	0.00	0.00	00
Third Floor	990.77	284.80	990.88	75.46	42.11	0.00	136.00	0.00	9415.31	9415.31	84		84
Second Floor	990.77	284.80	990.88	75.46	42.11	0.00	136.00	0.00	9415.31	9415.31	84		84
First Floor	990.77	284.80	990.88	75.46	42.11	0.00	136.00	0.00	9415.31	9415.31	84		84
Ground Floor	981.78	284.80	956.98	75.46	42.11	0.00	136.00	0.00	9312.57	9312.57	84		84
SPT Floor	8317.88	0.00	8317.88	75.46	42.11	0.00	0.00	0.00	8202.31	8202.31	0.00	0.00	00
Total	48137.54	1139.35	46998.19	452.76	237.32	3.34	543.96	8202.31	37558.50	37558.50	336		336
Total Number of Same Blocks	1												
Total	48137.54	1139.35	46998.19	452.76	237.32	3.34	543.96	8202.31	37558.50	37558.50	336		336

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt)	Deductions From Gross BUA/Area (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)							Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Tmt (No.)
					Star/Cas	Lit	Lit Machine	Void	Parking	Resi.				
WING 1 TO 8 (RESIDENTIAL APARTMENT BUILDING)	1	48137.54	1139.35	46998.19	452.76	237.32	3.34	543.96	8202.31	37558.50	37558.50	336		336
Grand Total:	1	48137.54	1139.35	46998.19	452.76	237.32	3.34	543.96	8202.31	37558.50	37558.50	336.00		336.00

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WING 1 TO 8 (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Bldg upto 15.0 mt HL	R

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.mt)	Achieved	Area (Sq.mt)
Car	336	4620.00	371	5101.25
Visitor's Car Parking	34	467.50	0	0.00
Total Car	370	5087.50	371	5101.25
TwoWheeler	-	467.50	0	0.00
Other Parking	-	-	-	8317.87
Total	-	5555.00	-	13418.12

Required Parking (Table 7a)

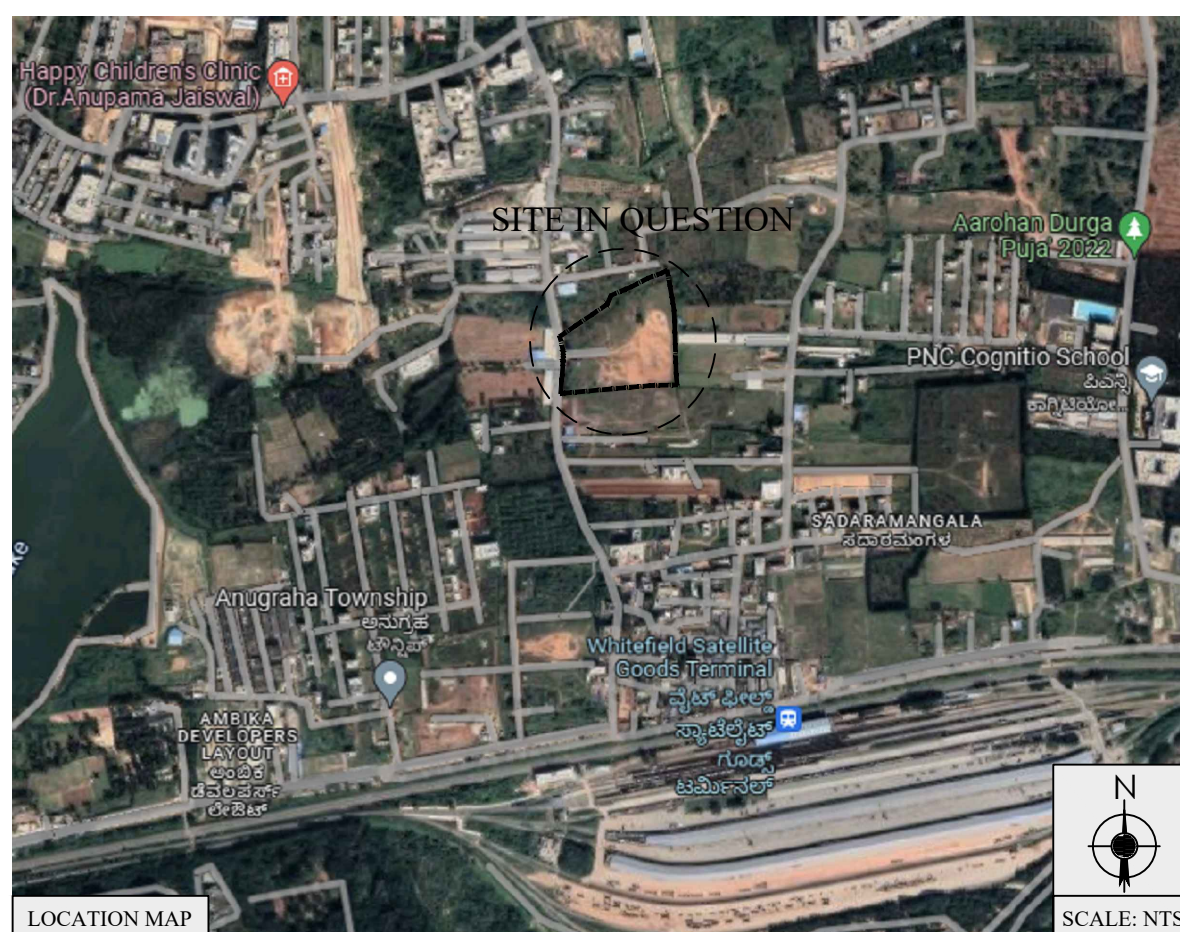
Block Name	Type	SubUse	Area (Sq.mt)	Rept.	Unit	Rept. Unit	Rept.	Prop.
WING 1 TO 8 (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50-225	1	-	1	336	-
Total	-	-	-	-	-	-	336	371

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING 1 TO 8 (RESIDENTIAL APARTMENT BUILDING)	D1	0.80	2.10	628
WING 1 TO 8 (RESIDENTIAL APARTMENT BUILDING)	MD	1.10	2.10	04

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING 1 TO 8 (RESIDENTIAL APARTMENT BUILDING)	W	1.80	1.20	337
WING 1 TO 8 (RESIDENTIAL APARTMENT BUILDING)	W	2.30	1.20	280
WING 1 TO 8 (RESIDENTIAL APARTMENT BUILDING)	W	2.80	1.20	40



Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- The sanction is accorded for a) Consisting of Block Wing 1 To 8 (RESIDENTIAL APARTMENT BUILDING) Wing - WING 1 To 8 (RESIDENTIAL APARTMENT BUILDING) Consisting of STILT-G.F.+3 UPPER FLOORS.
- The sanction is accorded for Apartment WING 1 To 8 (RESIDENTIAL APARTMENT BUILDING) only. The use of the building shall not be used for any other use.
- Car Parking reserved in the plan should 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, cables at ground level for postal services & space for dumping garbage within the premises and to 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 NGRHS all workers involved in the construction work against any accident / untoward incidents arising during the time of construction.
- The applicant shall not store any building materials / debris on topsoil 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 loading the distribution transformers & associated equipment as per K.E.C. (S&D) code having 3.00 mt. from the building within the premises.
- The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-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.
- 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 inspection.
- If any owner / builder contravene the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed to 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 rules and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub-section (4) (a) 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 and the foundation and in the case of column structure before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained.
- Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
- 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 non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-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. 18/193/2002 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 Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye-law - 31) of Building Bye-law 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 disabled entry.
- The 'Occupancy Certificate' will be considered only after ensuring that the provisions of conditions vide S. 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 not be 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.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit - I / capacity installed at site for its reuse / disposal (Applicable for Residential units of 20 and above and 2000 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 upper structures for the safety of the structures as well as neighboring property, public roads and topography, and besides ensuring safety of workers and general public by erecting safety barricades.
- Sufficient two wheeler parking shall be provided as per requirement.
- 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.
- The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by 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.
- The Owner / Association of high-rise building shall get the building inspected by empowered agencies of the Karnataka Fire and Emergency 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.
- The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / LTR etc. The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
- The Owner / Association of the high-rise building shall conduct two mock - drills in the building - one before the onset of summer and another during the summer and assess complete safety in respect of fire hazards.
- 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 about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
- The construction or reconstruction of a 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 to 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 (sanction) cancelled.
- In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be demarcated and reserved as per Development Plan issued by the Bangalore Development Authority.
- All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
- The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for all sites measuring 100 Sqm up to 240 Sqm / minimum of two trees for sites measuring with more than 240 Sqm. One tree for every 240 Sqm of the FAR area as per based in case of Apartment / group housing / multi-building / undeveloped plan.
- Owner / Builder / CPA holder / Developer shall take all precautionary measures to ensure the safety of personnel involved in the construction activities.
- Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnel or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / CPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
- Also see, building license for special conditions, if any.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing/Horrell) Letter No. 1105/14/ET/013, dated: 01-04-2014.

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 NCC from the Labour Department before commencing the construction work is a must.
- BBMP will not be responsible for any disputes 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.

SANCTIONING AUTHORITY :

CHIEF ENGINEER CITY ENGINEER	CHIEF ENGINEER CITY ENGINEER
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This approval of Building plan Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.



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PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT
KHATHA NO. 1269, SY NOS. 301, 302 & 304,
SADARAMANGALA VILLAGE, K.R. PURAM HOBLI, WARD NO. 54,
BANGALORE EAST TALUK.



SCALE : 1:200

COLOR INDEX

ABUTTING ROAD

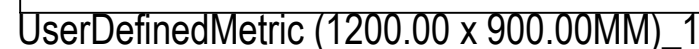
PROPOSED WORK (COVERAGE AREA)

EXISTING (To be shown)

EXISTING (To be demarcated)

AREA STATEMENT (B&MP)	VERSION NO. 1.0-14	VERSION DATE: 04/05/2023
PROJECT DETAIL	Plot Use: Residential	
Authority: BBMP	Plot Use: Residential	
Project No: PWD/02/2023/24	Land Use Zone: Residential (Rm)	
Application Type: General	Plot Sub: Apartment	
Proposed Type: Building Permission	Plot Sub: Plot No. 1269	
Nature of Sanction: NEW	City Survey No.: 301, 302, 304	
Location: F&S III	Khatas No. As per Khatas Extract: 1569	
Building Line Specified as per Z.R. NA	Locality / Street of the property: Sadaramangala Village, K.R. Puram Hobli, Bangalore	
Zone: Mahadevapura		
Ward: Ward 54		
Planning District: 314-Sadara Mangala		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
Decision for NetPlot Area		16846.15
Surveyed Area of Plot		32.76
Surveyed Area of Plot		252.94
Surveyed Area of Plot		260.70
Surveyed Area of Plot		16660.45
NET AREA OF PLOT	(A-Deductions)	
COVERAGE CHECK		
Permissible Coverage area (50.75 %)		8330.25
Proposed Coverage area (49.93 %)		8317.87
Achieved Net coverage area (49.93 %)		8317.87
Balance coverage area left (0.07 %)		12.36
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		37559.73
Additional F.A.R. within Ring I and II (unarmagged plot 2.25)		37559.73
Allowable F.A.R. Area (80% of Permissible F.A.R.)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Permissible FAR area (2.25)		37559.73
Residential FAR (100.00%)		37558.49
Achieved Net FAR Area (2.25)		37558.50
Balance FAR Area (0.00)		1.23
BUILT UP AREA CHECK		
Proposed Builtup Area		46998.19
Substitution Area Add in BUA Layout (Lit)		15.00
Achieved Builtup Area		47013.19

Approval Date :



Digitally signed by RACHAPPA
MADHU
Date: 34 Dec 2023 17:03:10
Project No.: PRJ/007623-24IN
Organization : Srujan Bangaluru
Mahanagara Palike
Designation : Assistant Director
Town Planning (AOTP)
FileNo
:88MPSAS.Com/JMDP0003/23-24

This is system generated report and does not require any signature.





FAR & Tenement Details													
Block	No. of Same Bldg	Gross Built Up Area (Sq.mt)	Deductions From Gross Built-Up Area (in Sq.mt)		Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)					Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Trmt (No.)
			Carport	StairCase		Lift Machine	Void	Parking	Rest.				
WING 1 TO 10 (RESIDENTIAL BUILDING)	1	48137.54	1139.35	46998.19	452.76	237.32	3.34	543.96	8202.31	37568.50	37568.50	336	
Grand Total	1	48137.54	1139.35	46998.19	452.76	237.32	3.34	543.96	8202.31	37568.50	37568.50	336.00	

Required Parking (Table 7a)								
Block Name	Type	SubUse	Area (Sq. ft.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
WING 1 TO 8 (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	336	-
	Total :		-	-	-	-	336	371

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING 1 TO 8 (RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	628
WING 1 TO 8 (RESIDENTIAL APARTMENT BUILDING)	MD	1.10	2.10	04

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING 1 TO 8 (RESIDENTIAL APARTMENT BUILDING)	W	1.80	1.20	337
WING 1 TO 8 (RESIDENTIAL APARTMENT BUILDING)	W	2.30	1.20	280
WING 1 TO 8 (RESIDENTIAL APARTMENT BUILDING)	W	2.80	1.20	40

OWNER / GPA HOLDER'S
SIGNATURE

OWNER'S ADDRESS WITH ID
NUMBER & CONTACT NUMBER :
MS DEVAGIRI PROJECTS REP BY MANAGING PARTNER M VAJU
AND B DEVARAJULU NAIDU GPA HOLDER FOR D A GOPALA ,
R RAMESH BABU SR AND 60 Ground Floor Devagiri
Petals 4th Main 7th Cross Poornapragna layout
Bangalore

(Signature)

ARCHITECT/ENGINEER
/SUPERVISOR 'S SIGNATURE
Ganesh N 4032, 28th Cross, 17th Main Road, BSX 2nd Stage,
Bangalore - 560070. E-4289/17-18

	
	PROJECT TITLE : PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO. 1269, SY NOS. 30/1, 30/2 & 30/4.

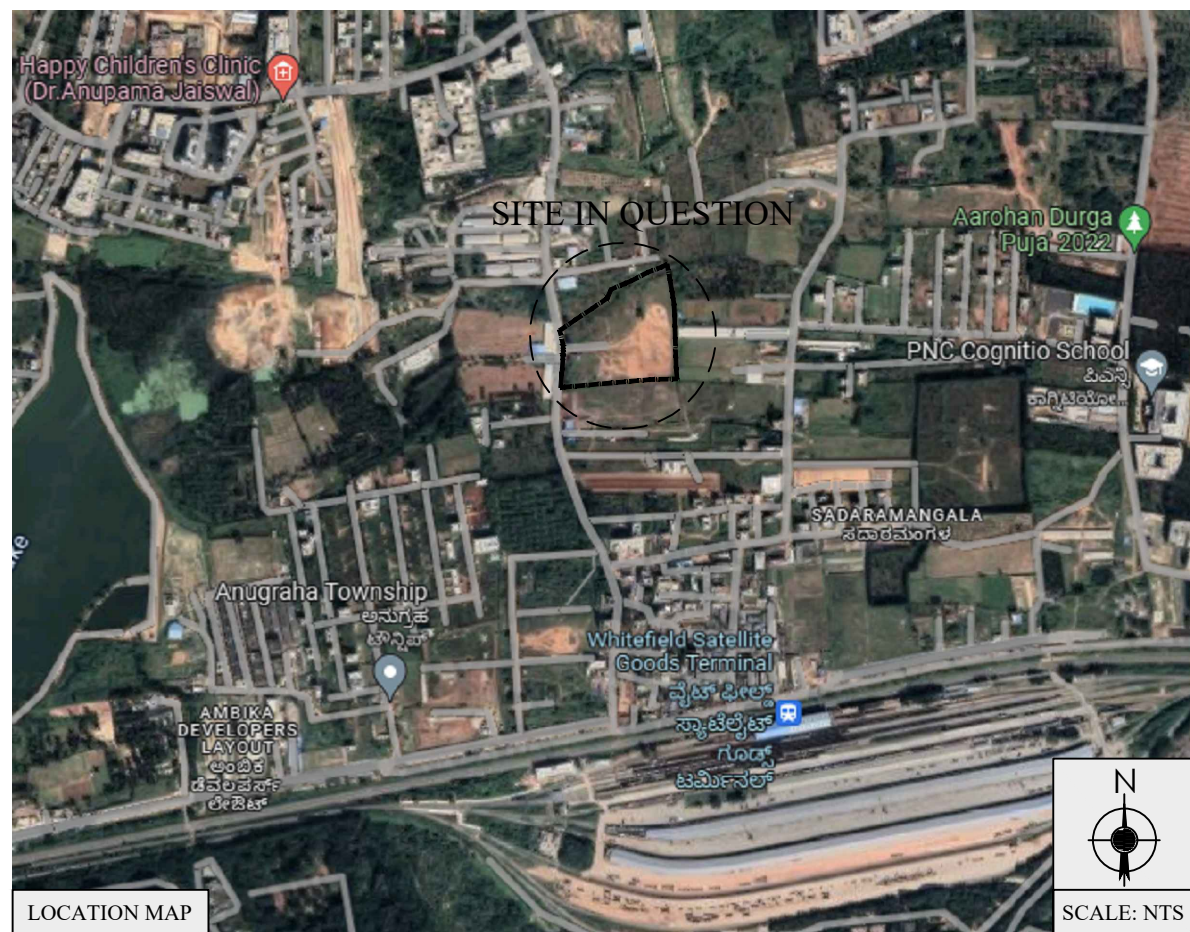
SARASWATHI RAO PILLAI, A.R. PURAM HOBI, WARD NO. 34, BANGALORE EAST TALUK.	DRAWING TITLE : (WING - 1 to 8) TYPICAL 1st, 2nd & 3rd FLOOR PLAN & ELEVATION
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SHEET NO : 4

[illegible][illegible]

Accuracy of Scanfly Report and Drawing is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (1200.00 x 900.00MM)_1



FAR & Tenement Details												
Block	No of Same Bldg	Gross Built Up Area (Sq.mt)	Deductions From Gross Built Up Area (Sq.mt) Culvert	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)					Proposed FAR/Area (sq.mt)	Total FAR Area (Sq.mt)	Tmt
					StarCase	Lit	Lit Machine	Void	Parking	Resi.		
WING 1 TO 10 (RESIDENTIAL BUILDING) (APARTMENT)	1	48137.54	1139.35	46998.19	452.76	237.32	3.34	543.96	8202.31	37568.50	37568.50	336
Grand Case	1	48137.54	1139.35	46998.19	452.76	237.32	3.34	543.96	8202.31	37568.50	37568.50	336.00

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	336	4620.00	371	5101.25
Visitor's Car Parking	34	467.50	0	0.00
Total Car	370	5087.50	371	5101.25
Two/Wheeler	-	467.50	0	0.00
Other Parking	-	-	-	8317.87
Total	-	5555.00	-	13419.12

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WING 1 TO 8 (RESIDENTIAL APARTMENT BUILDING)	MD	1.10	2.10	04

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
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WING 1 TO 8 (RESIDENTIAL APARTMENT BUILDING)	W	2.30	1.20	280
WING 1 TO 8 (RESIDENTIAL APARTMENT BUILDING)	W	2.80	1.20	40

Approval Date :

SANCTIONING AUTHORITY :		This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.
SECRETARY / CHIEF ENGINEER / TOWN PLANNING	ASSISTANT DIRECTOR	