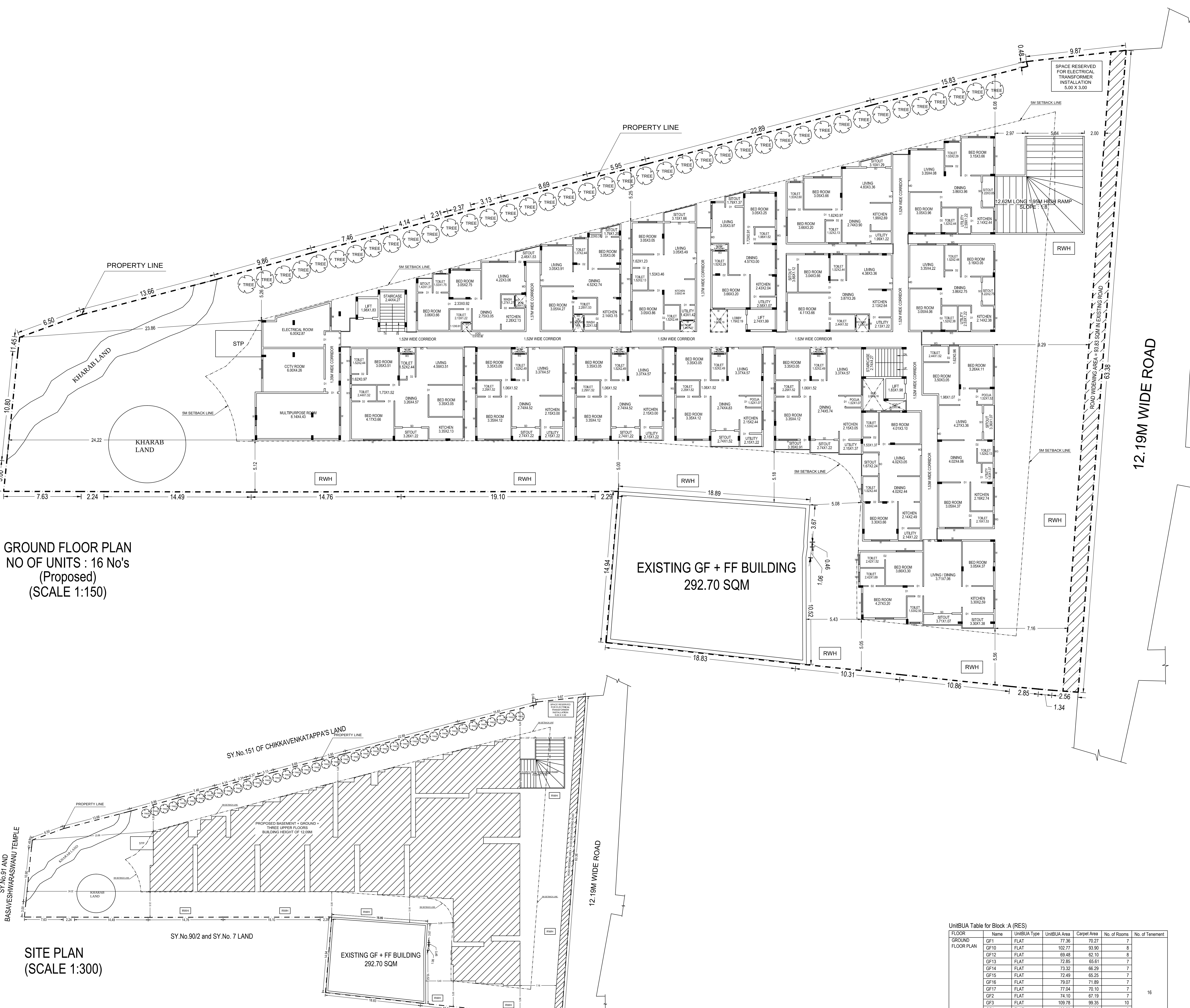
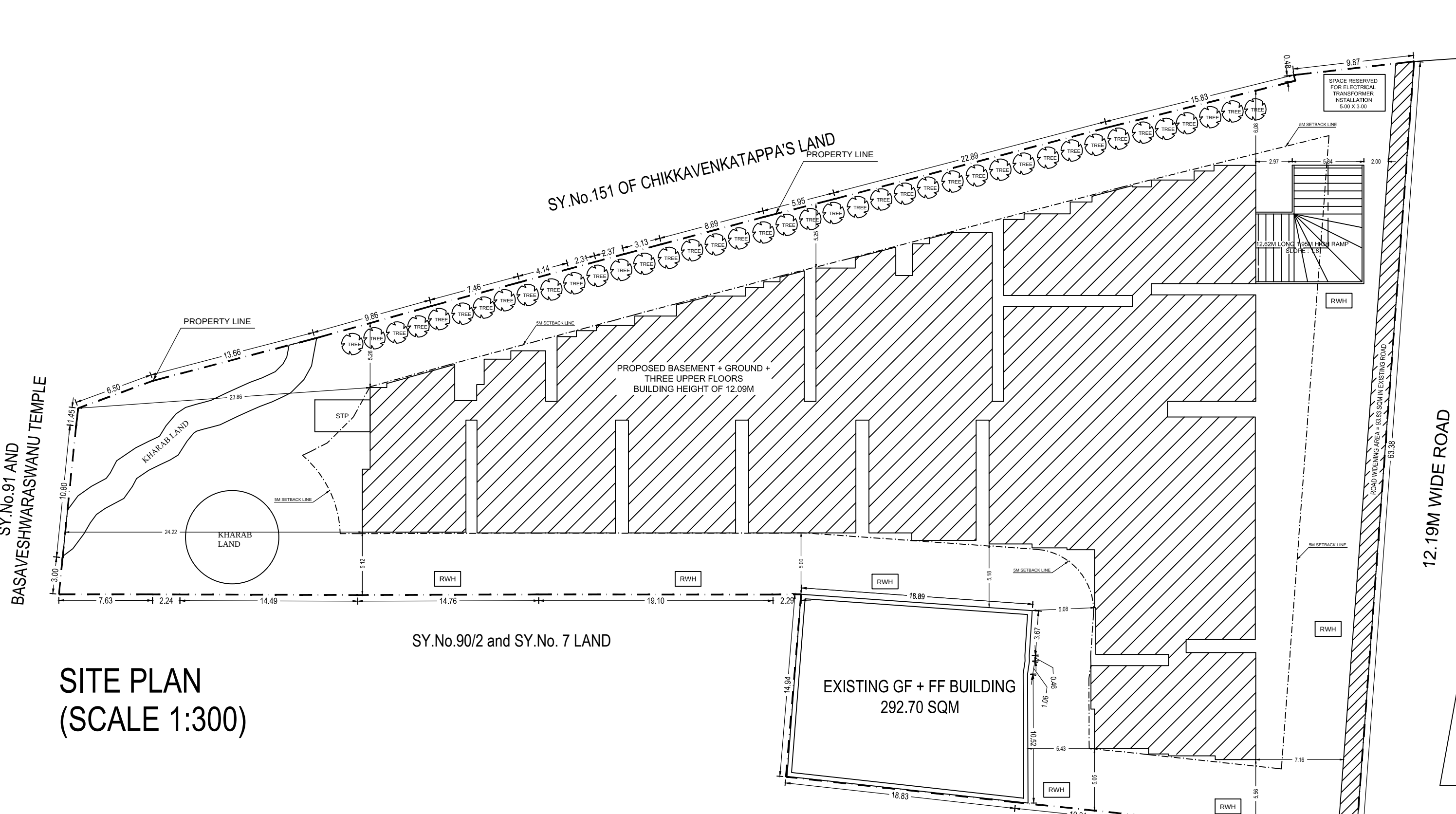


GROUND FLOOR PLAN
NO OF UNITS : 16 No's
(Proposed)
(SCALE 1:150)



SITE PLAN
(SCALE 1:300)



Block Name	Use	SubUse	Structure	Height	Floor No	FAR Area (Sq.Mt.)	BUA Area (Sq.Mt.)
ExStructure TO BE RETAINED-1	Residential	Apartment	Block upto 11.1m HL	5.74	2	0.07	292.70
Total:						0.07	

FAR & Tenement Details									
Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)
			1	2	3	4	5	6	

Block Name	Type	SubUse	Area (Sq.Mt.)	Units	Car
A (RES)	Residential	Apartment	85.225	1	07
Total:			-	-	67

Vehicle Type	No.	Area (Sq.Mt.)	Achieved
Car	67	921.25	90
Visitor's Car Parking	7	96.25	0
Total Car	74	1017.50	90
Two Wheeler	-	96.25	0
Other Parking	-	-	-
Total		1113.75	2350.03

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RES)	Residential	Apartment	Block upto 11.1m HL	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RES)	Residential	Apartment	Block upto 11.1m HL	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RES)	Residential	Apartment	Block upto 11.1m HL	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RES)	Residential	Apartment	Block upto 11.1m HL	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RES)	Residential	Apartment	Block upto 11.1m HL	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RES)	Residential	Apartment	Block upto 11.1m HL	R

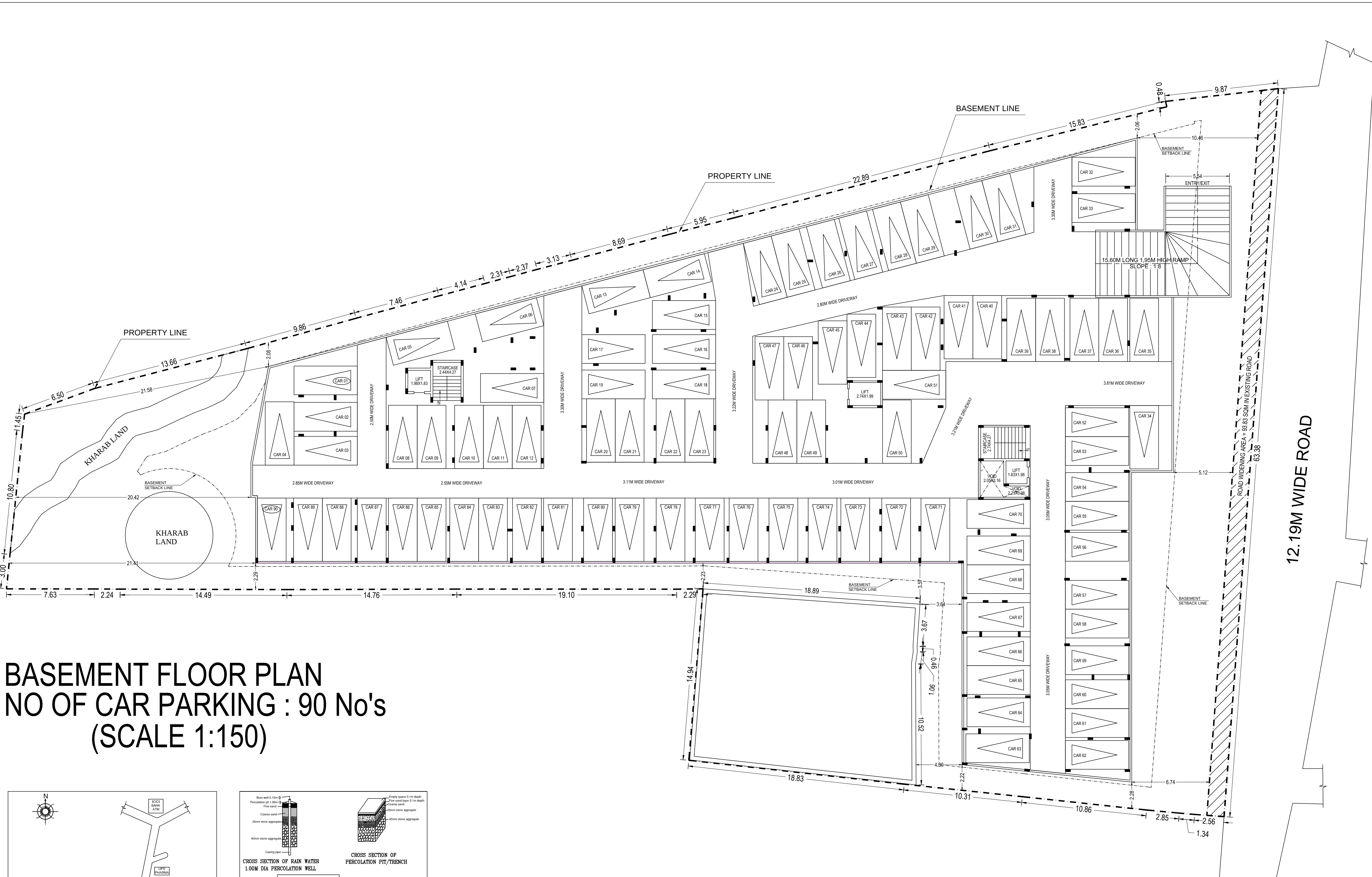
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RES)	Residential	Apartment	Block upto 11.1m HL	R

FLOOR	Name	UnibUA Type	UnibUA Area (Sq.Mt.)	Carpet Area (Sq.Mt.)	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF1	FLAT	77.38	70.37	8	8
	GF10	FLAT	102.77	93.90	8	8
	GF12	FLAT	89.48	82.10	8	8
	GF13	FLAT	72.85	65.91	7	7
	GF14	FLAT	73.32	66.29	7	7
	GF15	FLAT	72.49	65.25	7	7
	GF16	FLAT	79.07	71.89	7	7
	GF17	FLAT	77.84	70.19	7	7
	GF2	FLAT	74.10	67.19	7	7
	GF3	FLAT	109.78	99.35	10	10
	GF4	FLAT	103.63	94.96	9	9
	GF5	FLAT	75.70	68.85	7	7
	GF6	FLAT	89.02	81.91	9	9
	GF7	FLAT	82.81	75.31	8	8
	GF8	FLAT	79.40	72.49	7	7
	GF9	FLAT	79.39	72.48	7	7
	TYF1	FLAT	86.86	82.48	8	8
	TYF10	FLAT	177.84	168.81	7	7
	TYF11	FLAT	117.92	107.50	8	8
	TYF12	FLAT	71.49	64.48	6	6
	TYF13	FLAT	81.61	74.27	6	6
	TYF14	FLAT	81.88	74.69	6	6
	TYF15	FLAT	81.14	73.84	6	6
	TYF16	FLAT	79.07	71.89	7	7
	TYF17	FLAT	84.55	77.62	6	6
	TYF2	FLAT	85.29	78.01	8	8
	TYF3	FLAT	103.39	109.25	11	11
	TYF4	FLAT	118.49	109.29	8	8
	TYF5	FLAT	81.89	75.06	7	7
	TYF6	FLAT	89.94	83.95	7	7
	TYF7	FLAT	91.11	83.81	8	8
	TYF8	FLAT	91.10	83.60	6	6
	TYF9	FLAT	91.09	83.59	6	6
	FF1	FLAT	85.85	79.27	8	8
	FF10	FLAT	113.73	104.60	8	8
	FF11	FLAT	14.76	164.33	8	8
	FF12	FLAT	70.08	63.07	6	6
	FF13	FLAT	78.17	70.82	6	6
	FF14	FLAT	78.43	71.24	6	6
	FF15	FLAT	78.83	71.49	6	6
	FF16	FLAT	79.07	71.89	7	7
	FF17	FLAT	80.89	73.96	6	6
	FF2	FLAT	91.39	84.29	8	8
	FF3	FLAT	116.63	106.85	11	11
	FF4	FLAT	113.27	104.20	8	8
	FF5	FLAT	79.56	72.71	7	7
	FF6	FLAT	89.02	81.91	9	9
	FF7	FLAT	87.87	80.37	6	6
	FF8	FLAT	87.85	80.35	6	6
	FF9	FLAT	87.83	80.35	6	6
Total:			5991.40	5489.79	481	67

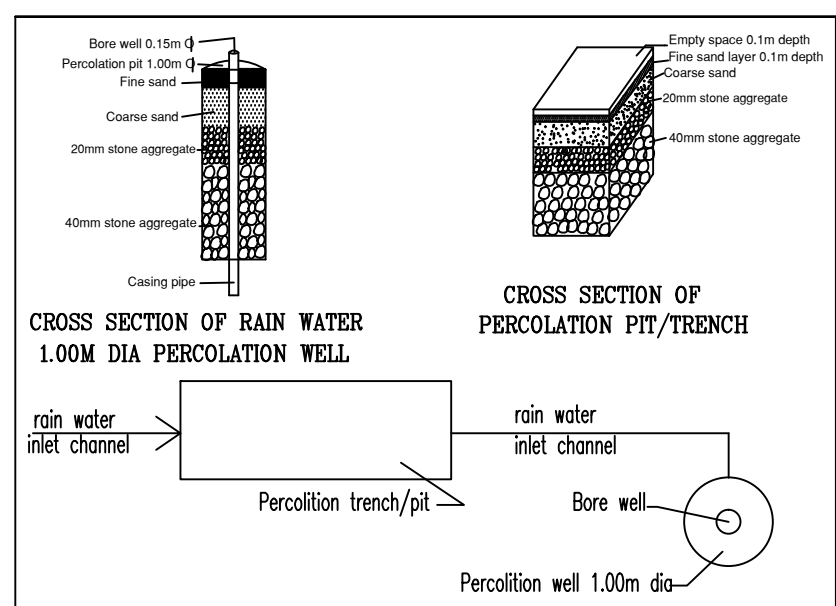
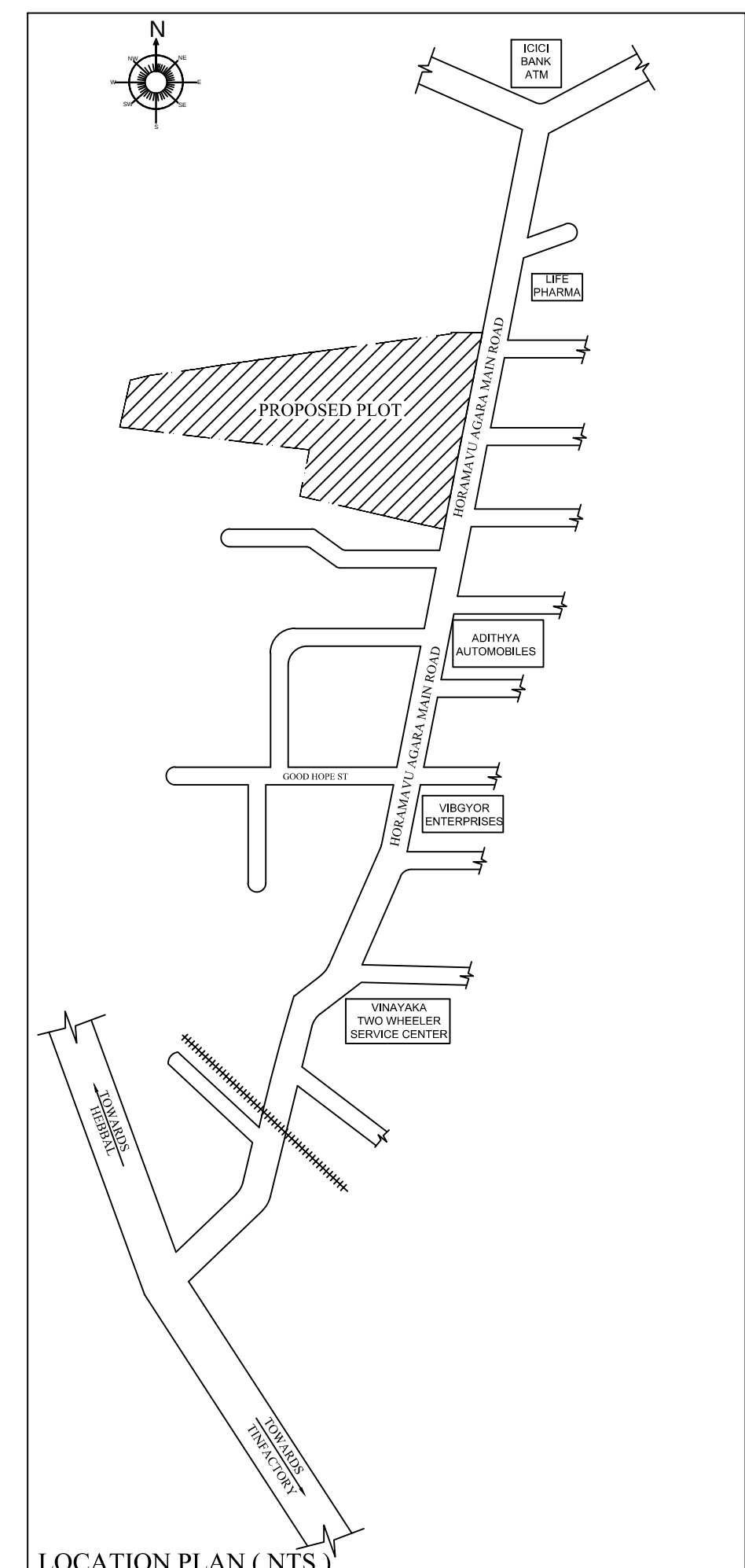
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	FF15	FLAT	78.83	71.49	6	6
	FF16	FLAT	79.07	71.89	7	7
	FF17	FLAT	80.89	73.96	6	6
	FF2	FLAT	91.39	84.29	8	8
	FF3	FLAT	116.63	106.85	11	11
	FF4	FLAT	113.27	104.20	8	8
	FF5	FLAT	79.56	72.71	7	7
	FF6	FLAT	89.02	81.91	9	9
	FF7	FLAT	87.87	80.37	6	6
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	TYF4	FLAT	118.49	109.29	8	8
	TYF5	FLAT	81.89	75.06	7	7
	TYF6	FLAT	89.94	83.95	7	7
	TYF7	FLAT	91.11	83.81	8	8
	TYF8	FLAT	91.10	83.60	6	6
	TYF9	FLAT	91.09	83.59	6	6
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	FF16	FLAT	79.07	71.89	7	7
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Total:			5991.40	5489.79	481	67

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	GF15	FLAT	72.49	65.25	7	7
	GF16	FLAT	79.07	71.89	7	7
	GF17	FLAT	77.84	70.19	7	7
	GF2	FLAT	74.10	67.19	7	7
	GF3	FLAT	109.78	99.35	10	10
	GF4	FLAT	103.63	94.96	9	9
	GF5	FLAT	75.70	68.85	7	7
	GF6	FLAT	89.02	81.91	9	9
	GF7	FLAT	82.81	75.31	8	8
	GF8	FLAT	79.40	72.49	7	7
	GF9	FLAT	79.39	72.48	7	7



BASEMENT FLOOR PLAN NO OF CAR PARKING : 90 No's (SCALE 1:150)



DETAILS OF RAIN WATER HARVESTING STRUCTURES

Block Name	Build Up Area (Sq. M.)	FAR Area (Sq. M.)
ExStructure To BE RETAINED-1	292.70	0.07
Total	292.70	0.07

Block Name	No. of Same Bldg	Total Built Up Area (Sq. M.)	Deductions (Area in Sq. m.)	Proposed FAR Area (Sq. m.)	Total FAR Area (Sq. m.)	Tmt (No.)
A (RES)	1	8995.73	138.77 63.45 33.78 183.55 91.04	2341.38	6743.76	67
Grand Total:	1	8995.73	138.77 63.45 33.78 183.55 91.04	2341.38	6743.76	67.00

Vehicle Type	No.	Area (Sq. m.)	Achieved
Car	67	921.25	90
Visitor's Car Parking	7	96.25	0
Total Car	74	1017.50	90
Two Wheeler	-	96.25	0
Other Parking	-	-	-
Total	-	1113.75	2350.03

Block Name	Block Use	Block SubUse	Type	Structure	Height	Floor No.	FAR Area	BLA Area
ExStructure To BE RETAINED-1	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	5.74	2	0.07	292.70

Block Name	Block Use	Block SubUse	Type	Structure	Height	Floor No.	FAR Area	BLA Area
ExStructure To BE RETAINED-1	Residential	Apartment	Building	Bldg upto 16.0 mt. Ht.	5.74	2	0.07	292.70

Block Name	Block Use	Block SubUse	Type	Structure	Height	Floor No.	FAR Area	BLA Area
ExStructure To BE RETAINED-1	Residential	Apartment	Building	Bldg upto 16.0 mt. Ht.	5.74	2	0.07	292.70

Block Name	Block Use	Block SubUse	Type	Structure	Height	Floor No.	FAR Area	BLA Area
ExStructure To BE RETAINED-1	Residential	Apartment	Building	Bldg upto 16.0 mt. Ht.	5.74	2	0.07	292.70

Block Name	Block Use	Block SubUse	Type	Structure	Height	Floor No.	FAR Area	BLA Area
ExStructure To BE RETAINED-1	Residential	Apartment	Building	Bldg upto 16.0 mt. Ht.	5.74	2	0.07	292.70

FLOOR	Name	UnibUA Type	UnibUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF1	FLAT	77.36	70.37	3	16
	GF10	FLAT	102.77	93.90	8	
	GF12	FLAT	89.48	82.10	8	
	GF13	FLAT	72.85	65.61	7	
	GF14	FLAT	73.32	66.29	7	
	GF15	FLAT	72.49	65.25	7	
	GF16	FLAT	79.07	71.89	7	
	GF17	FLAT	77.84	70.19	7	
	GF2	FLAT	74.10	67.19	7	
	GF3	FLAT	109.78	99.35	10	
	GF4	FLAT	103.63	94.96	9	
	GF5	FLAT	75.70	68.85	7	
	GF6	FLAT	89.02	81.91	9	
	GF7	FLAT	82.81	75.31	8	
	GF8	FLAT	79.40	72.49	7	
	GF9	FLAT	79.39	72.48	7	
	TYF1	FLAT	86.86	82.48	8	
	TYF10	FLAT	117.54	108.81	7	
	TYF11	FLAT	117.92	107.50	8	
	TYF12	FLAT	71.49	64.48	6	
	TYF13	FLAT	81.61	74.27	6	
	TYF14	FLAT	81.88	74.69	6	
	TYF15	FLAT	81.14	73.84	6	
	TYF16	FLAT	79.07	71.89	7	
	TYF17	FLAT	84.55	77.62	6	
	TYF2	FLAT	85.29	78.01	8	
	TYF3	FLAT	103.30	109.25	11	
	TYF4	FLAT	118.49	109.29	8	
	TYF5	FLAT	81.89	75.06	7	
	TYF6	FLAT	89.94	83.65	7	
	TYF7	FLAT	91.11	83.81	8	
	TYF8	FLAT	91.10	83.60	6	
	TYF9	FLAT	91.09	83.59	6	
	FF1	FLAT	85.86	79.27	8	
	FF10	FLAT	113.73	104.60	8	
	FF11	FLAT	114.76	104.33	8	
	FF12	FLAT	70.08	63.07	6	
	FF13	FLAT	78.17	70.82	6	
	FF14	FLAT	78.43	71.24	6	
	FF15	FLAT	77.89	70.49	6	
	FF16	FLAT	79.07	71.89	7	
	FF17	FLAT	80.89	73.96	6	
	FF2	FLAT	91.39	84.29	8	
	FF3	FLAT	116.63	106.85	11	
	FF4	FLAT	113.27	104.20	8	
	FF5	FLAT	79.56	72.71	7	
	FF6	FLAT	89.02	81.91	9	
	FF7	FLAT	87.87	80.37	6	
	FF8	FLAT	87.85	80.35	6	
	FF9	FLAT	87.86	80.36	6	
Total			5991.40	5489.79	481	67

FLOOR	Name	UnibUA Type	UnibUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF1	FLAT	77.36	70.37	3	16
	GF10	FLAT	102.77	93.90	8	
	GF12	FLAT	89.48	82.10	8	
	GF13	FLAT	72.85	65.61	7	
	GF14	FLAT	73.32	66.29	7	
	GF15	FLAT	72.49	65.25	7	
	GF16	FLAT	79.07	71.89	7	
	GF17	FLAT	77.84	70.19	7	
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	GF3	FLAT	109.78	99.35	10	
	GF4	FLAT	103.63	94.96	9	
	GF5	FLAT	75.70	68.85	7	
	GF6	FLAT	89.02	81.91	9	
	GF7	FLAT	82.81	75.31	8	
	GF8	FLAT	79.40	72.49	7	
	GF9	FLAT	79.39	72.48	7	
	TYF1	FLAT	86.86	82.48	8	
	TYF10	FLAT	117.54	108.81	7	
	TYF11	FLAT	117.92	107.50	8	
	TYF12	FLAT	71.49	64.48	6	
	TYF13	FLAT	81.61	74.27	6	
	TYF14	FLAT	81.88	74.69	6	
	TYF15	FLAT	81.14	73.84	6	
	TYF16	FLAT	79.07	71.89	7	
	TYF17	FLAT	84.55	77.62	6	
	TYF2	FLAT	85.29	78.01	8	
	TYF3	FLAT	103.30	109.25	11	
	TYF4	FLAT	118.49	109.29	8	
	TYF5	FLAT	81.89	75.06	7	
	TYF6	FLAT	89.94	83.65	7	
	TYF7	FLAT	91.11	83.81	8	
	TYF8	FLAT	91.10	83.60	6	
	TYF9	FLAT	91.09	83.59	6	
	FF1	FLAT	85.86	79.27	8	
	FF10	FLAT	113.73	104.60	8	
	FF11	FLAT	114.76	104.33	8	
	FF12	FLAT	70.08	63.07	6	
	FF13	FLAT	78.17	70.82	6	
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	FF4	FLAT	113.27	104.20	8	
	FF5	FLAT	79.56	72.71	7	
	FF6	FLAT	89.02	81.91	9	
	FF7	FLAT	87.87	80.37	6	
	FF8	FLAT	87.85	80.35	6	
	FF9	FLAT	87.86	80.36	6	
Total			5991.40	5489.79	481	67

AREA STATEMENT (B&M)	VERSION NO. 1.0.4
PROJECT DETAIL:	VERSION DATE: 31/08/2021
Authority: B&M	PLOT User: Residential
Inward No: PRJ/254921-22	PLOT SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	PLOT Sub Plot No: 08
Nature of Sanction: MODIFY	City Survey No: 901
Location: RWG-II	Khata No: 14 (as per Khata Extract): 08
Building Line Specified as per Z.R. NA	Locality / Street of the property: PLOT No.08, WARD No.25, HORAMAVU AGARA VILLAGE, K.R. PURAM HOBLI, BANGALORE EAST TALUK, BANGALORE.
Zone: Mahadevapura	
Ward: Ward-025	
Planning District: 311-Horamavu	
AREA DETAILS:	
AREA OF PLOT (Minimum)	50 MT.
Deduction for NetPlot Area	3945.65
Total	63.83
NET AREA OF PLOT	63.83
COVERAGE CHECK	(A-Deductions)
Permissible Coverage area (55.00 %)	3511.33
Proposed Coverage Area (43.12 %)	2118.50
Existing coverage area to be retained (3.8 %)	160.85
Achieved Net coverage area (46.92 %)	1807.71
Balance coverage area left (8.08 %)	311.33
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.35)	8877.71
Additional F.A.R. within Ring I and II for amalgamated plot (-)	0.00
Allowable TOR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.35)	8877.71
Residential FAR (100.00%)	6743.76
Proposed FAR Area	6743.76
Existing FAR Area	0.07
Achieved Net FAR Area (1.71)	6743.82
Balance FAR Area (1.54)	2133.89
BUILD UP AREA CHECK	
Proposed BuildUp Area	5958.73
Existing BuildUp Area for Existing Structure	292.70
Substructure Area Add in BUA (Layout Lvl)	11.75
Achieved BuildUp Area	5970.18

Approval Date :

Approval Condition:	31.Sufficient two wheeler parking shall be provided as per requirement.
This Plan Sanction is issued subject to the following conditions:	32.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.
1.The sanction is accorded for:	33.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 by the Corporation and shall get the renewal of the permission issued once in Two years.
a)Consolidating of Block A (RES) Wing-A (RES) Consolidating of GF, BASEMENT-3UP	34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's 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.
2.The sanction is accorded for Apartment A (RES) only. The use of the building shall not deviate to any other use.	35.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 / lifts. The certificate should be produced to the B&M and shall get the renewal of the permission issued that once in Two years.
3.Car Parking reserved in the plan should not be converted for any other purpose.	36.The Owner / Association of the high-rise 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.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BMSB and BESCOM if any.	37.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's about the risk involved in contravention of the provisions of the Act, Rules, Bye-law, Zoning Regulations, Standing Orders and Policy Orders of the B&M.
5.Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.	38.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 B&M (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule IV. 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.
6.The applicant shall construct temporary toilet for the use of construction workers and it should be demolished after the construction.	39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be marked and reserved as per Development Plan issued by the Bangalore Development Authority.
7.The applicant shall INSURE all workers involved in the construction work against any accident (unavoid) incidents arising during the time of construction.	40.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.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains.	41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management by-law 2016.
9.The debris shall be removed and transported to near by dumping yard.	42.The Applicant/Developer shall abide by sustainable construction and demolition waste management as per solid waste management by-law 2016.
10.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.	43.The Applicant / Owners / Developers shall make necessary provision to charge electrical services.
11.The applicant shall provide a space for loading the distribution transformers & associated equipment as per K.E.R.C (E&S D) code leaving 3.0 mts. from the building within the premises.	44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sqm in the FAR area as part thereof in case of Apartment / group housing / multi-dwelling / redevelopment plan.
12.The applicant shall provide a separate room preferably 4.50 x 3.60 m in the basement for installation of telecom equipment and also to make provision for telecom services as per By-law No. 25.	45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.	46.Also see, building license for special conditions, if any.
14.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.	Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Roadside Hoarding) Letter No. LD/65/LET/1033, dated: 01-04-2013 :
15.If any owner / builder contravenes the provisions of Building Bye-law 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.	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.
16.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 IV-8 (a) to (k).	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 also be submitted to the concerned local Engineer in order to register the establishment and ensure the registration of establishment and workers working at construction site to work place.
17.The building shall be constructed under the supervision of a registered structural engineer.	3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the column "COMMENCEMENT CERTIFICATE" shall be obtained.	4.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".
19.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.	Note:
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.	1.Accommodation shall be provided for setting up of schools for imparting education to the children o construction workers in the labour camps / construction sites.
21.Drinking water supplied by BMSB should not be used for the construction activity of the building.	2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
22.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 By-law 32(a).	3.Employment of child labour in the construction activities strictly prohibited.
23.The building shall be designed and constructed adhering to 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.	4.Obtaining NOC from the Labour Department before commencing the construction work is a must. 5.B&M will not be responsible for any dispute that may arise in respect of property in question.
24.The applicant should provide solar water heaters as per table 17 of By-law No. 29 for the building.	6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned status cancelled automatically and legal action will be initiated.
25.Facilities for physically handicapped persons prescribed in schedule XI (By-law: 31) of Building by-laws 2003 shall be ensured.	
26.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.	
27.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.	
28.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 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.	
29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit. --> Lp capacity installed at site for re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).	
30.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 structures 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.	

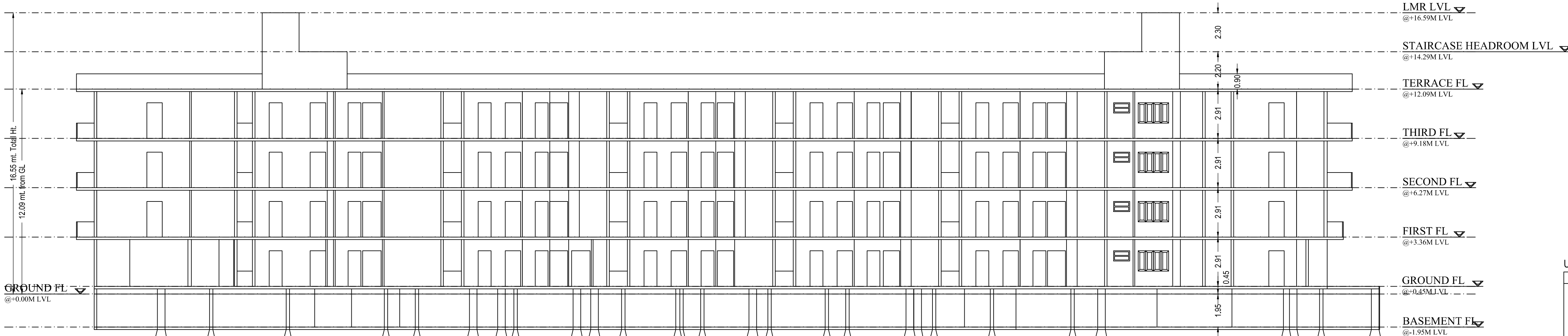
SANCTIONING AUTHORITY :	ASSISTANT J / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR
This approval of Building plan / Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.		
MAHADEVAPURA		



FIRST FLOOR PLAN
NO OF UNITS : 17 No's
(Proposed)
(SCALE 1:100)



ELEVATION



SECTION @ X-X

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1	292.70	0.07
Total:	292.70	0.07

Block		Deductions (Area in Sq.m.)							Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tmt (%)
No. of Same Bldg	Total Built Up Area (Sq.mt)	Star/Case	Lift	Lift Machine	Void	Ramp	Parking	Resi.			
A (RES)	1	9595.73	138.77	63.45	33.78	183.55	91.04	2341.38	6743.76	6743.76	67
Total	1	9595.73	138.77	63.45	33.78	183.55	91.04	2341.38	6743.76	6743.76	67.00

Required Parking (Table 7a)								
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RES)	Residential	Apartment	50 - 225	1	-	1	67	-
	Total :		-	-	-	-	67	90

Parking Check (Table 7b)				
Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	67	921.25	90	1237.50
Visitor's Car Parking	7	96.25	0	0.00
Total Car	74	1017.50	90	1237.50
TwoWheeler	-	96.25	-	0.00
Other Parking	-	-	-	112.53
Total	-	1113.75	-	2350.03

Existing Block Details								
Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1	Residential	Apartment	Building	Bldg upto 11.5 mt. HL	5.74	2	0.07	292.70

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RES)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS

A (RES)	W3	0.75	0.95	0.04
A (RES)	W	0.85	2.00	0.04
A (RES)	W	0.90	2.00	0.04
A (RES)	W3	0.95	0.95	0.37
A (RES)	W	0.95	0.95	12
A (RES)	W3	0.95	1.20	108
A (RES)	W	0.95	1.20	10
A (RES)	W	1.15	2.00	06
A (RES)	W	1.25	2.00	03
A (RES)	W	1.30	2.00	04
A (RES)	W	1.45	2.00	02
A (RES)	W	1.55	2.00	03
A (RES)	W	1.61	2.00	04
A (RES)	W	1.64	2.00	06
A (RES)	W	1.80	2.00	307

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RES)	D2	0.76	2.10	164
A (RES)	D1	0.91	2.10	289
A (RES)	D1	0.92	2.10	04
A (RES)	MD	1.06	2.10	67
A (RES)	SD	1.83	2.10	48

Floor Name	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.Mt.)						Processed FAR Area (Sq.Mt)	Total FAR (Sq.Mt)
		StarCase	Lift	Shafts	Void	Parking	Area		
Terrace Floor	69.23	34.45	0.00	33.78	0.00	0.00	0.00	0.00	
Third Floor	19.8462	21.17	0.29	0.00	25.16	0.00	0.00	179.959	
Second Floor	19.8462	21.17	0.29	0.00	25.16	0.00	0.00	179.959	
First Floor	176.489	21.17	0.29	0.00	25.16	0.00	0.00	1705.67	
Ground Floor	196.682	21.17	0.29	0.00	108.07	0.00	0.00	1518.88	
Basement Floor	2464.76	19.64	0.29	0.00	143.51	91.04	2341.38	0.00	
Total	9595.73	138.77	63.45	33.78	183.55	91.04	2341.38	6743.78	
Total Number of Same Blocks	1								
Total	9595.73	138.77	63.45	33.78	183.55	91.04	2341.38	6743.78	

	1.63 X 3.81 X 1 X 2	12.42
	1.52 X 2.34 X 1 X 2	7.12
	1.37 X 3.81 X 1 X 2	10.44
	1.37 X 3.20 X 1 X 2	8.78
	1.52 X 3.15 X 1 X 2	9.58
	1.52 X 3.76 X 1 X 2	11.42
	1.52 X 3.30 X 3 X 2	30.06

AR	Tent (No.)	FIRST FLOOR PLAN		152 X 355 X 2	0.16	
				150 X 348 X 2	0.32	
				1.10 X 351 X 1	0.38	91.51
				1.05 X 361 X 1	0.39	
				0.92 X 360 X 1	0.77	
	00			0.95 X 42 X 1	1.28	
	00			0.95 X 326 X 1	3.23	
	60	17		0.95 X 350 X 1	1.84	
	60	17		0.92 X 74 X 3	6.13	
	67	17		0.95 X 20 X 3	1	
	00	16		0.95 X 391 X 1	3.86	
	00	00		0.92 X 350 X 1	3.23	
	76	67		0.95 X 381 X 1	3.77	
				0.95 X 320 X 1	1.258	
				0.95 X 355 X 1	3.12	
				0.95 X 35 X 1	3.72	
				0.95 X 30 X 3	5.78	
				1.10 X 35 X 1	1.86	
				1.10 X 169 X 1	3.69	
76	67		Total			369.21

FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GP1	FLAT	77.39	70.27	7	7
	GP10	FLAT	102.77	90.80	8	8
	GP12	FLAT	69.48	62.10	8	8
	GP13	FLAT	72.85	66.61	7	7
	GP14	FLAT	73.32	66.29	7	7
	GP15	FLAT	72.49	65.25	7	7
	GP16	FLAT	79.07	71.88	7	7
	GP17	FLAT	77.04	70.10	7	7
	GP2	FLAT	74.10	67.19	7	7
	GP3	FLAT	109.78	99.35	10	10
	GP4	FLAT	103.63	94.96	9	9
	GP5	FLAT	75.70	69.65	7	7
	GP6	FLAT	89.02	81.91	9	9
	GP7	FLAT	82.61	75.31	8	8
	GP8	FLAT	79.40	72.49	7	7
	GP9	FLAT	79.39	72.48	7	7
TYPICAL - 28 3 FLOOR PLAN	TYP1	FLAT	89.95	82.48	8	8
	TYP10	FLAT	117.54	104.61	7	7
	TYP11	FLAT	117.92	107.50	8	8
	TYP12	FLAT	71.49	64.48	6	6
	TYP13	FLAT	81.61	74.27	6	6
	TYP14	FLAT	81.88	74.69	6	6
	TYP15	FLAT	81.14	73.84	6	6
	TYP16	FLAT	79.07	71.89	7	7
	TYP17	FLAT	84.55	77.62	6	6
	TYP2	FLAT	86.29	79.01	8	8
	TYP3	FLAT	120.30	109.25	11	11
	TYP4	FLAT	119.49	109.29	8	8
	TYP5	FLAT	81.89	75.06	7	7
	TYP6	FLAT	90.94	83.65	7	7
	TYP7	FLAT	91.11	83.61	6	6
	TYP8	FLAT	91.10	83.60	6	6
	TYP9	FLAT	91.09	83.59	6	6
FIRST FLOOR PLAN	FF1	FLAT	86.36	79.27	8	8
	FF10	FLAT	113.73	104.60	7	7
	FF11	FLAT	114.76	104.33	8	8
	FF12	FLAT	70.08	63.07	6	6
	FF13	FLAT	78.17	70.82	6	6
	FF14	FLAT	78.43	71.24	6	6
	FF15	FLAT	77.69	70.40	6	6
	FF16	FLAT	79.07	71.89	7	7
	FF17	FLAT	80.89	73.96	6	6
	FF2	FLAT	81.39	74.29	8	8
	FF3	FLAT	116.63	106.85	11	11
	FF4	FLAT	113.27	106.20	7	7
	FF5	FLAT	79.52	72.71	7	7
	FF6	FLAT	89.02	81.91	9	9
	FF7	FLAT	87.87	80.37	6	6
	FF8	FLAT	87.85	80.35	6	6
	FF9	FLAT	87.85	80.35	6	6
Total	-	-	6991.48	5469.79	481	67

SANCTIONING AUTHORITY : ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER ASSISTANT DIRECTOR

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.

MAHADEVAPURA

AREA STATEMENT (BMP)	VERSION NO: 1.0.4
PROJECT DETAIL	VERSION DATE: 31/08/2021
Authority: BMP	Plot User: Residential
Application Type: General	Plot SubUse: Apartment
Proposed Type: Building Permission	Land Use Zone: Residential (Rm)
Nature of Sanction: MODIFY	PlotSub-Plot No.: 08
Location: RMG-II	City Survey No.: 801
Building Line Specified as per Z.R. NA	Khata No./No. pa Khata Extract: 08
Zone: Mahadevapura	Locality / Sheet of the property: PLOT No.08, WARD No.25, HORAMAVU AGARA VILLAGE, K.R. PURAH HOBLI, BANGALORE EAST TALUK, BANGALORE.
Ward: Ward-025	
Planning District: 311-Horamavu	
AREA DETAILS:	
AREA OF PLOT (Minimum)	50.00
Deduction for NonPlot Area	3945.65
Total	50.00
NET AREA OF PLOT	381.82
COVERAGE CHECK	
Permissible Coverage area (55.00 %)	218.90
Proposed Coverage Area (43.12 %)	166.82
Existing coverage area to be retained (3.8 %)	148.35
Achieved Net Coverage area (43.92 %)	180.17
Balance coverage area left (8.08 %)	311.33
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.35)	8877.71
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (80% of Perm.FAR)	0.00
Permitted F.A.R. in Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.35)	8877.71
Residential FAR (100.00%)	6743.76
Proposed FAR Area	6743.76
Existing FAR Area	0.00
Achieved Net FAR Area (1.71)	6743.82
Balance FAR Area (0.64)	2133.89
RULE UP AREA CHECK	
Proposed Builtup Area	9695.73
Existing BUA Area for Existing Structure	292.70
Substitution Area Add in BUA (Layall Lvl)	11.25
Achieved Builtup Area	9900.18

Approval Date :

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- The sanction is accorded for:
- Consisting of Block - A (RES) Wing - A/1 (RES) Consisting of G/F, BASEMENT & UP.
- The sanction is accorded for Apartment A (RES) only. The use of the building shall not deviate to any other use.
- 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 shall be paid to BWSSB and BESCOM only.
- Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary latrine for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workers 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 both/ on or near 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.R.C. (E&D) Code leaving 3.00 mts. from the building within the premises.
- The applicant shall provide a separate room preferably 4.50 x 1.50 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 sanctioned 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 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 in the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV (a) to (k).
- 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 column "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 3.26a.
- The building shall be designed and constructed according to 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 Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye-law - 31) of Building bye-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 stippled entry.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. 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 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 - Lp capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sq.m 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 structures for the safety of the structures as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe 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 get 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 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 equipment's 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 / Lifts 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 assure 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 & also 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 deemed cancelled.
- In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be marked 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 a plot measuring 180 Sq.m up to 240 Sq.m if minimum of two trees for sites measuring more than 240 Sq.m. i) One tree for every 240 Sq.m of the FAR area as per threat in case of Apartment / group housing / multi-dwelling.
- 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 (Hosdangad) Letter No. LD/95/LE/2013, dated: 01-04-2013:
- Registration of Applicant / Builder / Owner / Contractor and the construction workers provided 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 register the establishment and ensure the registration of establishment and workers working at construction site or work place.
- The Applicant / Builder / Owner / Contractor shall also from the charges if any of the list of workers engaged by him.
- 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:
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camp / 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.
- 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 may be initiated.

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

Mr. B. LAKSHMIKANTHA, Represented by his GPA HOLDER, M/s. UNITED BUILDERS AND DEVELOPERS, Represented by its Managing Partners,

1. Sri. M. VENKATARAM, 2. Sri. ASHOKA KUMAR, 3. Smt. SOWBHAGYA, 4. Sri. RAMACHANDRA REDDY ATALA, 5. Sri. VENUGOPAL REDDY

ARCHITECT / ENGINEER / SUPERVISOR 'S' SIGNATURE

PROJECT TITLE : MODIFIED RESIDENTIAL APARTMENT BUILDING AT KATHA No.08, SYD No.801, HORAMAVU AGARA VILLAGE, K.R.PURAH HOBLI, WARD No.25, BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE : 125557966-15-03-202111-34-525 DRAWING FOR BBMP SUBMISSION BY-GP-UP A (RES) WITH GP, BASEMENT-JUP

SHEET NO : 03 OF 04

