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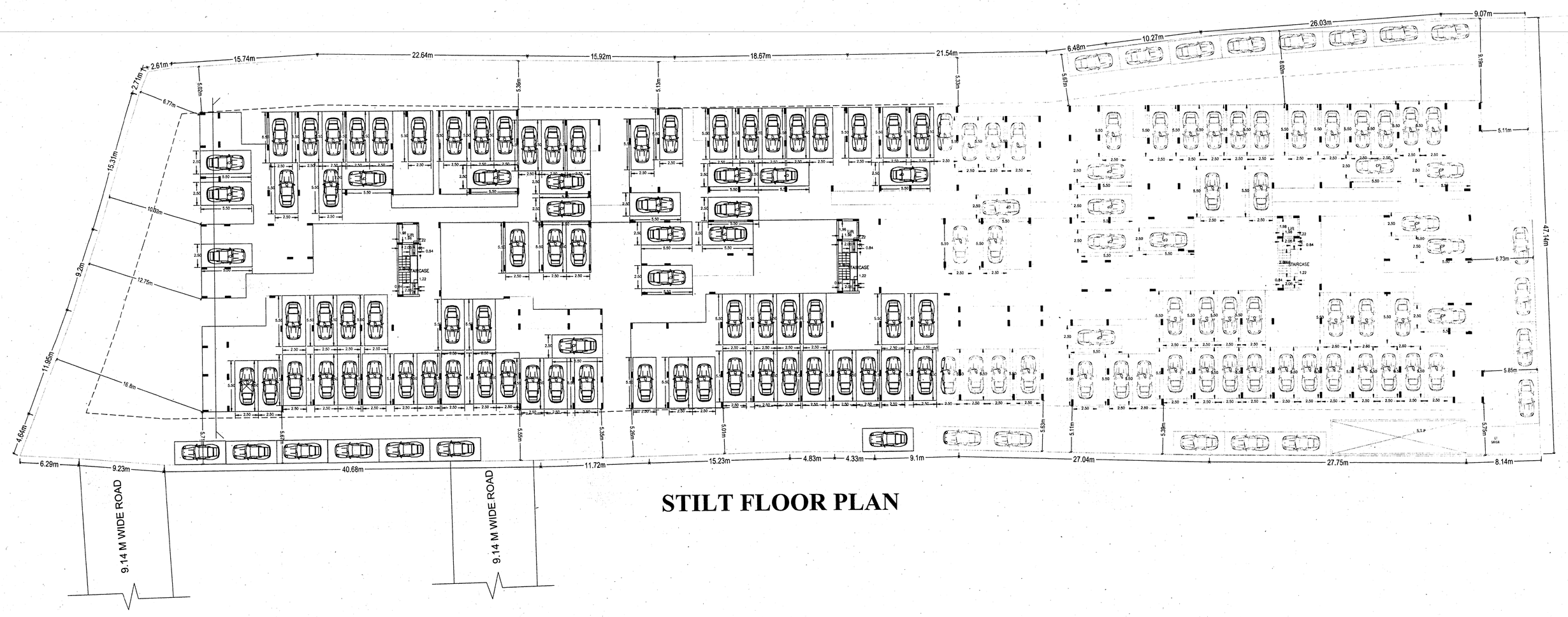
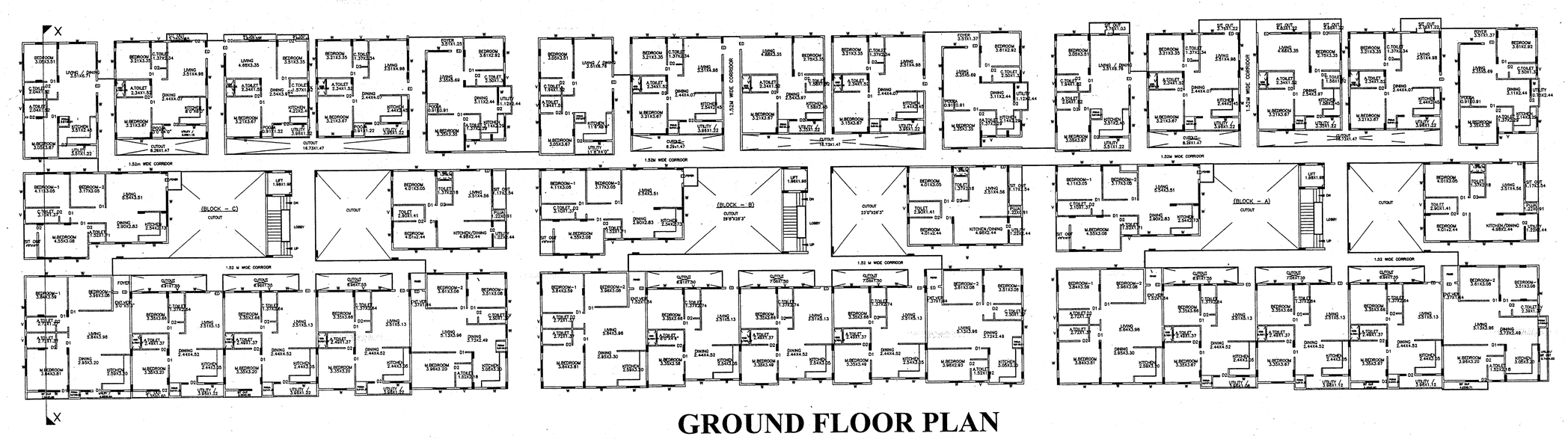
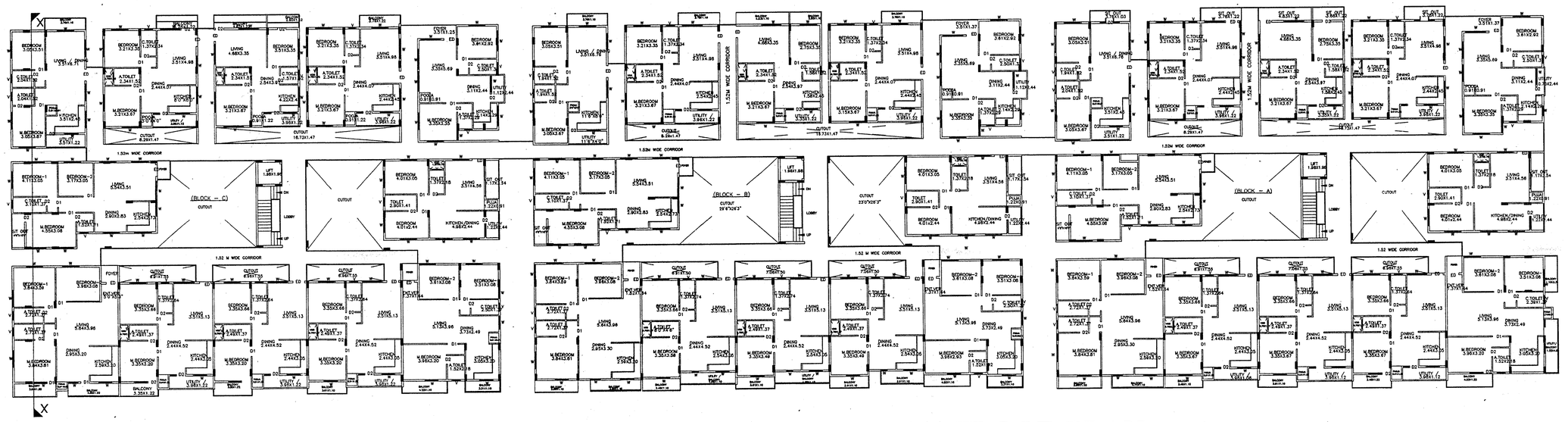


STILT FLOOR PLAN



GROUND FLOOR PLAN



TYPICAL 1st,2nd & 3rd FLOOR PLAN

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL – 1, 2& 3 FLOOR PLAN	1.11 X 3.76 X 1 X 3	12.45	391.56
	0.90 X 3.76 X 1 X 3	8.27	
	0.65 X 4.33 X 1 X 3	8.45	
	0.72 X 3.00 X 1 X 3	6.24	
	1.10 X 3.76 X 4 X 3	49.32	
	1.13 X 3.00 X 1 X 3	8.54	
	1.10 X 4.43 X 1 X 3	15.93	
	1.20 X 3.34 X 1 X 3	12.02	
	0.48 X 4.39 X 1 X 3	6.17	
	0.82 X 4.22 X 1 X 3	8.67	
	0.83 X 3.51 X 1 X 3	8.84	
	1.11 X 3.51 X 1 X 3	11.64	
	1.10 X 3.45 X 1 X 3	11.26	
	1.10 X 4.88 X 1 X 3	16.08	
	1.10 X 4.09 X 1 X 3	13.50	
	1.10 X 3.31 X 1 X 3	10.92	
	1.10 X 4.22 X 2 X 3	27.84	
	1.20 X 3.31 X 1 X 3	14.31	
	1.10 X 3.61 X 1 X 3	11.35	
	1.10 X 4.88 X 1 X 3	16.41	
	1.10 X 3.05 X 1 X 3	11.70	
	1.00 X 4.88 X 1 X 3	14.23	
	1.12 X 3.40 X 1 X 3	11.40	
	1.20 X 4.62 X 1 X 3	16.98	
	1.10 X 3.89 X 1 X 3	13.14	
	1.20 X 3.31 X 1 X 3	15.11	
	1.20 X 3.31 X 1 X 3	11.42	
	0.62 X 3.61 X 1 X 3	6.69	
	0.62 X 3.45 X 1 X 3	6.42	
	0.88 X 4.62 X 1 X 3	8.07	
	0.55 X 4.29 X 1 X 3	6.81	
Total			391.56

UnitBUA Table for Block :AA (BB)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	68.81	68.81	6	36
	SPLIT 10	FLAT	67.21	67.21	6	
	SPLIT 11	FLAT	74.41	74.41	7	
	SPLIT 12	FLAT	75.98	75.98	7	
	SPLIT 13	FLAT	74.64	74.64	8	
	SPLIT 14	FLAT	75.98	75.98	7	
	SPLIT 15	FLAT	66.07	66.07	6	
	SPLIT 16	FLAT	90.76	90.76	7	
	SPLIT 17	FLAT	72.35	72.35	7	
	SPLIT 18	FLAT	90.76	90.76	7	
	SPLIT 19	FLAT	72.35	72.35	7	
	SPLIT 2	FLAT	73.91	73.91	7	
	SPLIT 20	FLAT	69.70	69.70	7	
	SPLIT 21	FLAT	72.35	72.35	7	
	SPLIT 22	FLAT	104.32	104.32	8	
	SPLIT 23	FLAT	79.35	79.35	7	
	SPLIT 24	FLAT	79.26	79.26	7	
	SPLIT 25	FLAT	76.35	76.35	6	
	SPLIT 26	FLAT	89.00	89.00	6	
	SPLIT 27	FLAT	97.46	97.46	6	
	SPLIT 28	FLAT	70.26	70.26	5	
	SPLIT 29	FLAT	69.66	69.66	5	
	SPLIT 3	FLAT	69.31	69.31	6	
	SPLIT 30	FLAT	69.93	69.93	5	
	SPLIT 31	FLAT	87.18	87.18	6	
	SPLIT 32	FLAT	97.46	97.46	6	
	SPLIT 33	FLAT	75.66	75.66	6	
	SPLIT 34	FLAT	76.68	76.68	6	
	SPLIT 35	FLAT	79.26	79.26	7	
	SPLIT 36	FLAT	96.83	96.83	6	
	SPLIT 4	FLAT	71.20	71.20	6	
	SPLIT 5	FLAT	66.75	66.75	6	
	SPLIT 6	FLAT	70.29	70.29	6	
	SPLIT 7	FLAT	71.20	71.20	6	
	SPLIT 8	FLAT	64.51	64.51	6	
	SPLIT 9	FLAT	71.20	71.20	6	
TYPICAL – 1, 2& 3FLOOR PLAN	F.F.S.F.T.F 1	FLAT	68.81	68.81	6	108
	F.F.S.F.T.F 10	FLAT	67.21	67.21	6	
	F.F.S.F.T.F 11	FLAT	74.41	74.41	7	
	F.F.S.F.T.F 12	FLAT	75.98	75.98	7	
	F.F.S.F.T.F 13	FLAT	74.64	74.64	8	
	F.F.S.F.T.F 14	FLAT	75.98	75.98	7	
	F.F.S.F.T.F 15	FLAT	66.07	66.07	6	
	F.F.S.F.T.F 16	FLAT	90.76	90.76	7	
	F.F.S.F.T.F 17	FLAT	72.35	72.35	7	
	F.F.S.F.T.F 18	FLAT	90.76	90.76	7	
	F.F.S.F.T.F 19	FLAT	72.35	72.35	7	
	F.F.S.F.T.F 2	FLAT	73.91	73.91	7	
	F.F.S.F.T.F 20	FLAT	69.70	69.70	7	
	F.F.S.F.T.F 21	FLAT	72.35	72.35	7	
	F.F.S.F.T.F 22	FLAT	104.32	104.32	8	
	F.F.S.F.T.F 23	FLAT	79.35	79.35	7	
	F.F.S.F.T.F 24	FLAT	79.26	79.26	7	
	F.F.S.F.T.F 25	FLAT	76.35	76.35	6	
	F.F.S.F.T.F 26	FLAT	89.00	89.00	6	
	F.F.S.F.T.F 27	FLAT	97.46	97.46	6	
	F.F.S.F.T.F 28	FLAT	70.26	70.26	5	
	F.F.S.F.T.F 29	FLAT	69.66	69.66	5	
	F.F.S.F.T.F 3	FLAT	69.31	69.31	6	
	F.F.S.F.T.F 30	FLAT	69.93	69.93	5	
	F.F.S.F.T.F 31	FLAT	87.18	87.18	6	
	F.F.S.F.T.F 32	FLAT	97.46	97.46	6	
	F.F.S.F.T.F 33	FLAT	75.66	75.66	6	
	F.F.S.F.T.F 34	FLAT	76.68	76.68	6	
	F.F.S.F.T.F 35	FLAT	79.26	79.26	7	
	F.F.S.F.T.F 36	FLAT	96.83	96.83	6	
	F.F.S.F.T.F 4	FLAT	71.20	71.20	6	
	F.F.S.F.T.F 5	FLAT	66.75	66.75	6	
	F.F.S.F.T.F 6	FLAT	70.29	70.29	6	
	F.F.S.F.T.F 7	FLAT	71.20	71.20	6	
	F.F.S.F.T.F 8	FLAT	64.51	64.51	6	
	F.F.S.F.T.F 9	FLAT	71.20	71.20	6	
Total:			11200.33	11200.33	936	144

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Residential Building at KATHA NO-3587SY NO-5/1 , MYLASANDRA VILLAGE,KENGERI HOBLI, Bangalore.
a).Consist of 1Stilt + 1Ground + 3 only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.371.54 area reserved for car parking shall not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen 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 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.
13.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. 3.8) under sub section IV-B (e) to (k).
14.The building shall be constructed under the supervision of a registered structural engineer.
15.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT 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 32(a).
19.If any owner / builder contravenes 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.
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 explain to the owner s 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.
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 (Hosadaag@hoodike) Letter No. LD/95/LIET/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 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.
3.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 :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f 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 strictly prohibited.
4.Obtaining NOC 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 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.

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (Bangalore) on date:02-10-2019 vide lp number: APPROVAL/0000/19-20/E0000/19-20 subject to terms and conditions laid down along with this building plan approval.

Validity of this approval is two years from the date of issue.

ASSISTANT DIRECTOR OF TOWN PLANNING (Bangalore)

BHRUHAT BENGALURU MAHANAGARA PALIKE

SCALE: 1:500

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.11
		VERSION DATE: 01/11/2018
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward_No: BBMP/Ad.Com./RJH/1332/19-20		Plot SubUse: Plotted Resi development
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		PlotSub Plot No.: KATHA NO-3587SY NO-5/1
Nature of Sanction: New		City Survey No.: SY NO-5/1
Location: Ring-III		Khata No. (As per Khata Extract): KATHA NO-3587SY NO-5/1
Building Line Specified as per Z.R: NA		Locality / Street of the property: MYLASANDRA VILLAGE,KENGERI HOBLI
Zone: Rajarajeshwarinagar		
Ward: Ward-198		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	6852.60
NET AREA OF PLOT	(A-Deductions)	6852.60
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3426.30
Proposed Coverage Area (49.99 %)		3425.27
Achieved Net coverage area (49.99 %)		3425.27
Balance coverage area left (0.02 %)		1.03
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		15418.34
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 (2.25)		15418.34
Residential FAR (99.82%)		14805.68
Proposed FAR Area		14831.64
Achieved Net FAR Area (2.16)		14831.64
Balance FAR Area (0.09)		586.70
BUILT UP AREA CHECK		
Proposed BuiltUp Area		18950.22
Substructure Area Add In BUA (Layout Lvl)		0.16
Achieved BuiltUp Area		18950.38

Approval Date : 10/24/2019 1:30:10 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/22887/CH/19-20	BBMP/22887/CH/19-20	8996	Online	92202035317	10/17/2019 12:45:29 PM	-

No.	Head	Amount (INR)	Remark
1	Scrutiny Fee	8996	-

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
AA (BB)	Residential	Plotted Resi development	50 - 225	1	-	1	144	-
	Total :		-	-	-	-	144	160

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	144	1980.00	160	2200.00
Visitor's Car Parking	15	206.25	0	0.00
Total Car	159	2186.25	160	2200.00
TwoWheeler	-	206.25	0	0.00
Other Parking	-	-	-	1517.54
Total		2392.50		3717.54

FAR &Tenement Detail's

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
AA (BB)	1	18950.22	25.96	66.75	3.93	634.40	3387.54	14805.68	14831.64	144
Grand Total:	1	18950.22	25.96	66.75	3.93	634.40	3387.54	14805.68	14831.64	144.00

Floor Check (AA (BB))

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	37.74	25.96	7.85	3.93	0.00	0.00	0.00	0.00	00
Third Floor	3904.42	0.00	11.78	0.00	158.60	0.00	3734.04	3734.04	36
Second Floor	3904.42	0.00	11.78	0.00	158.60	0.00	3734.04	3734.04	36
First Floor	3904.42	0.00	11.78	0.00	158.60	0.00	3734.04	3734.04	36
Ground Floor	3773.94	0.00	11.78	0.00	158.60	0.00	3603.56	3603.56	36
Stilt Floor	3425.28	0.00	11.78	0.00	0.00	3387.54	0.00	25.96	00
Total:	18950.22	25.96	66.75	3.93	634.40	3387.54	14805.68	14831.64	144
Total Number of Same Blocks :	1								
Total:	18950.22	25.96	66.75	3.93	634.40	3387.54	14805.68	14831.64	144

OWNER / CONFIRMING PARTY
SMT.MAMAYYA
C/O.NO.1, 3RD CROSS, 3RD PHASE, 5TH BLOCK, MANAPURAM GOLD LOAN, BSK 3RD STAGE, KATHRIGUPPE
BANGALORE - 560085

ARCHITECT / ENGINEER / SUPERVISOR :
Smt.AMMAYYA@AMMAYAMMA,JD,M/s.VASUNDRA BUILDER REPRESENTED BY ITS PARTNERS ,C.SUBRAMANI,V.UMASHANKAR, AADHAAR NO-5404 3385 1173
S/O.CHINNASWAMY
NAIDU,NO-321,5th CROSS,3rd PHASE,5th BLOCK,MANAPURAM GOLD LOAN,BSK 3rd STAGE,KATHRIGUPPE
BANGALORE-560085

For VASUNDRA BUILDER
Partners

STRUCTURAL ENGINEER :
MALLU MADHUSUDHAN REDDY #2, LEVEL 2, SB COMPLEX, NEXT TO IYER SCHOOL, HMT MAIN ROAD, MATHIKERE,
BCC/BL-3/E-4003/2014-15

PLAN SANCTION TO SUBJECT TO W.P. 50448/2019.

PROJECT TITLE :
THE PLAN OF PROPOSED APARTMENT BUILDING AT KATHA NO-3587SY NO-5/1,SY NO-5/1,MYLASANDRA VILLAGE,KENGERI HOBLI,BANGALORE,WARD NO-198.

DRAWING TITLE : 1684370544-16-10-2019 10-54-03$_$1144 UNITS

SHEET NO : 1

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