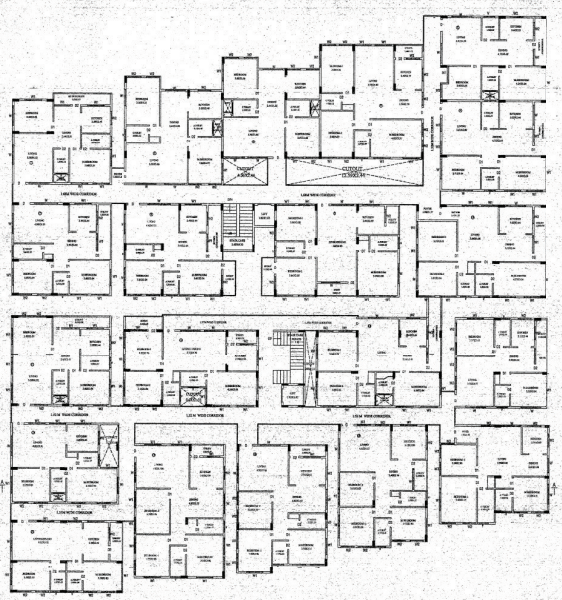
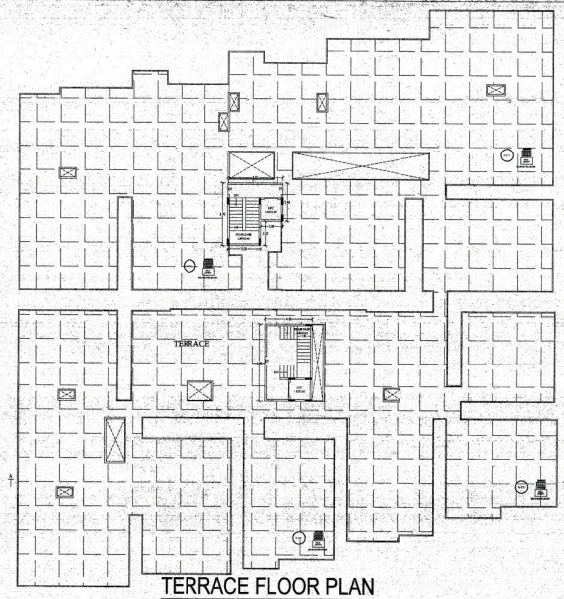


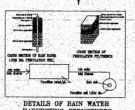
TYPICAL 1st, 2nd & 3rd FLOOR PLAN
SCALE 1:150



TERRACE FLOOR PLAN
SCALE 1:150

Floor Name	Gross Buildup Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add In FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No)
		Deductions Floors Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Parking Ramp	Resi.			
		Cutout										
Terrace Floor		0.00		0.00	0.00	0.00	0.00	0.00	0.00		0.00	00
Ground Floor	2009.91	56.61	1953.29	0.00	0.00	0.00	0.31	0.00	1937.39	0.00	1937.39	20
First Floor	2009.91	56.61	1953.29	0.00	0.00	0.00	0.31	0.00	1937.39	0.00	1937.39	20
Second Floor	2009.91	56.61	1953.29	0.00	0.00	0.00	0.31	0.00	1937.39	0.00	1937.39	20
Third Floor	2009.91	56.61	1953.29	0.00	0.00	0.00	0.31	0.00	1937.39	0.00	1937.39	20
Total:	8043.45	226.22	7816.23	54.85	33.45	6.66	37.24	1711.46	7749.12	24.28	7773.39	80
No of Same Units	1											
Total	8043.45	226.22	7816.23	54.85	33.45	6.66	37.24	1711.46	7749.12	24.28	7773.39	80

FLOOR	Name	Unit Type	Unit BUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	FLAT	72.69	65.23	3	1
	10		73.65	66.21	3	
	11		73.13	67.46	3	
	12	FLAT	69.45	63.71	3	
	13	FLAT	64.32	63.93	3	
	14	FLAT	72.14	64.83	3	
	15	FLAT	64.27	76.06	3	
	16	FLAT	69.08	69.65	3	
	17	FLAT	54.10	55.36	3	
	18	FLAT	102.27	93.40	6	
	19	FLAT	64.46	57.27	3	
	2	FLAT	61.94	74.48	7	
	20	FLAT	69.62	63.01	7	
	3	FLAT	75.12	69.72	7	
	4	FLAT	101.22	80.08	9	
	5	FLAT	73.30	69.93	6	
	6	FLAT	81.40	74.70	6	
	7	FLAT	87.34	98.07	10	
	8	FLAT	100.63	92.02	10	
	9	FLAT	70.60	72.24	7	
TYPICAL 1, 2& 3 FLOOR PLAN	21	FLAT	73.86	68.35	6	
	310	FLAT	75.80	68.51	6	
	311	FLAT	75.77	67.47	6	
	312	FLAT	69.40	65.71	6	
	313	FLAT	64.33	63.52	6	
	314	FLAT	72.14	64.83	6	
	315	FLAT	64.31	76.06	6	
	316	FLAT	69.08	69.65	6	
	317	FLAT	54.15	55.38	6	
	318	FLAT	102.27	93.40	12	
	319	FLAT	64.48	57.27	6	
	22	FLAT	61.94	74.48	7	
	320	FLAT	68.52	62.01	7	
	23	FLAT	75.12	69.72	7	
	24	FLAT	101.00	92.00	9	
	25	FLAT	73.30	69.93	6	
	26	FLAT	81.40	74.70	6	
	27	FLAT	87.34	98.07	10	
	28	FLAT	100.63	92.02	10	
	29	FLAT	70.60	72.24	7	
Total:			6899.23	6287.27	666	80



DETAILS OF RAIN WATER HARVESTING STRUCTURES

PLAN SHOWING THE PROPOSED APARTMENT BUILDING AT SY.NO-26/6(OLD SY. NO.26/2), KATHA NO-386/26/6/378, BASAVANAPURA VILLAGE, K.R.PURAM HOBLI, WARD NO-53, BANGALORE.

OWNER SIGNATURE

M/s. KINGSTON PROPERTIES

REPRESENTED BY:

Mr. A.JYOTHEESWAR

ENGINEER SIGNATURE

M.R. HEMA, KE 2010
Reg. No. BCC/BL-3.6/E-410/2014-15

ಸದರಿ ಕಟ್ಟಡದ ಪಕ್ಕದ ಸೆಟ್ಟಾಫ್ಸು / ಖಾಲಿಬಿಟ್ಟ ಜಾಗವನ್ನು ಪ್ರಾಧಿಕಾರದ ಯಾವುದೇ ಸಾರ್ವಜನಿಕ ಉಪಯೋಗಕ್ಕೆ ಮತ್ತು ಸಾರ್ವಜನಿಕ ಸಂಚಾರಕ್ಕೆ ಬಳಸಲಾಗುವುದಿಲ್ಲವೆಂದು ಸದರಿ ಮಾಲೀಕರುಗಳು ಸ್ವಯಂ ಘೋಷಣೆ ಮಾಡಿಕೊಳ್ಳಬೇಕು ಹಾಗೂ ಸದರಿ ಸ್ಥಳವನ್ನು ಕಾಂಪೌಂಡ್ ಗೋಡೆ ಮತ್ತು ಗೇಟ್ ಅಳವಡಿಸಿ ಸುರಕ್ಷಿತವಾಗಿ ಇಟ್ಟುಕೊಳ್ಳತಕ್ಕದ್ದು.

Assistant Director of Town Planning
BBMP, Mahadevapura Zone
Bangalore

Office of the Joint Commissioner
(Mahadevapura zone)
Brihath Bengaluru Mahanagara Palike

LP No : BBMP/Ad.Com./MDP/0032/18-19

Dated : 03/05/2019

Valid From 03/05/2019 to 03/05/2020

For two years, commenced as per plan / as commenced in given.

ORIGINAL

Approval Conditions:

This Pin Sanction is issued subject to the following conditions:

1) Sanction is Accorded For the Residential Building at Site No.26/6, Katha NO-386/26/6/378 Basavanapura village, K.R. Puram Hobli Ward No-53 a)Consist of Stilt + Ground + Three Upper Floors + Terrace Floor Only.
2) Sanction is accorded for Residential Apartment use only. The use of the building shall not be diverted to any other use.
3) 1742.0sqm area reserved for car parking at Stilt floor shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main lines be paid to BWSSB & BESCOM if any.
5) Necessary ducts for running telephone cables, cuticles at ground level for postal services & separate/recycling garbage within the premises shall be provided.
6) The applicant shall INSURE all workmen employed in the construction work against any accident or injury 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 nearby 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. mill around its 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 one frame and displayed and they shall be made available during inspections.
12) 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 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. 3.5) under sub section 3-A (a) to (c).
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 stamer structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
16) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
17) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained ingood repair for storage of water for non-potable purposes or recharge of ground water at a timeshaving a minimum total capacity mentioned in the Bye-law 32(a).
18) If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, thearchitect / Engineer / Supervisor will be informed by the Authority in the first instance, warned inthe second instance and cancel the registration if the same is repeated for the third time.
19) The Owner / Contractor / Architect / Structural responsible for supervision of work shall not withdraw themselves unilaterally and absolutely deviate the construction from the sanctionedplan, without previousapproval of the authority. They shall explain to the owner o about the risk involved in contraventiof the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Public Orders ofthe BBMP.
20) In case if any false information, misrepresentation of facts, or pending court cases, the plansanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Knowledge)Vide(Letter No. LD/050/ETI/2013, dated: 01.04.2013.

1. Registration of(Applicant / Builder / Owner / Contractor and the construction workers working in theconstruction 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 andlist of construction workers engaged at the time of issue of Commencement Certificate. A copy of thesame shall also be submitted to the concerned local Engineer in order to inspect the establishment where the registration of establishment and workers working at construction site or work plac.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list ofworkers engaged by him.
4. At any stat of time the Applicant / Builder / Owner / Contractor shall engage a construction workerin Needle or work place who is not registered with the "Karnataka Building and Other Constructionworkers 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 thoses of workers shall be furnished by the builder / contractor to the Labour Departmentsuch is mandatory.
3. Employment of child labour and of adolescent labourers strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP dt not be responsible for any dispute that may arise in respect of property in question.
6. In cases the documents submitted in respect of property in question is found to be false orfabricated the plan sanctioned stands cancelled automatically and legal action will be initiated.

BBMP/ADMIN STRATION (BBMP)	VERSION NO: 1.0.7 VERSION DATE: 18/05/2018
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/Ad.Com./MDP/0032/18-19	Plot Sub-Use: Residential Units
Application Type:	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 26/6
Nature of Sanction: New	Khata No. (As per Khata Extract): 386/26/6/378
Location: Ring II	Locality / Street of the property: BASAVANAPURA VILLAGE, K.R.PURAM HOBLI, BANGALORE
Building as Specified in Master Plan Zone: Residential Zone	North: SURVEY NO - 26/2
Zone: Mahadevapura	South: SURVEY NO - 26/1
Ward: Ward-053	East: SURVEY NO - 26/1
Planning District: 215-K.R. Puram	West: ROAD WIDTH - 18.23
AREA OF PLOT (Minimum)	3030.41
	(A) 3030.41
NET AREA OF PLOT	(A-Deductions) 3030.41
COVERAGE CHECK	
Permissible Coverage area (65.00 %)	1777.03
Proposed Coverage Area (51.51 %)	1742.45
Achieved Net coverage area (51.51 %)	1742.45
Balace coverage area left (13.49 %)	456.58
FAR CHECK	
F.A.R. as per zoning regulation 2015 (2.50)	3030.41
Additional F.A.R within Ring I and II (-)	0.00
P+2 AND 100 DU cases of Metro stations (-)	0.00
Allowable TDR Area (30% of Plot) Plot/Actual Received by TDR (whichever is less)	0.00
Total Perm. FAR area (3.50)	4091.05
Residential FAR (88.88%)	7749.12
Proposed FAR Area	7773.39
Balance area FAR AFTER Layout Lvl	19.27
Achieved Net FAR Area (2.61)	7749.12
Balance FAR Area (0.89)	262.94
BUILT UP AREA CHECK	
Proposed Built Up Area	8075.57
Achieved Built Up Area	8075.57

COLOR INDEX

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

Block Name	Block Use	Unit Type	Block Structure	Block Land Use Category
A1 (RESIDENTIAL APARTMENT)	Residential	Residential Bldg	Bldg upto 15.0 mt. Ht.	R

Block Name	Type	Sub-use	Area (Sq.mt.)	Units Resi	Units Reta	No. of Resi. F.A.R	No. of Reta.	Parking
A1 (RESIDENTIAL APARTMENT)	Residential	Residential Bldg	32 - 225	1	1	1	16	-
Total :			-	-	-	-	16	00

Vehicle Type	Proposed		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	60	1100.00	60	1210.00
Total Car	60	1100.00	60	1210.00
Scooter/Bike	-	110.00	0	0.00
Other/Parking		-		550.00
Total :		1210.00		1760.00

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL APARTMENT)	D2	0.75	2.10	20
A1 (RESIDENTIAL APARTMENT)	D1	0.90	2.10	20
A1 (RESIDENTIAL APARTMENT)	D	1.05	2.10	6

Block	No. of Same Bldg	Deductions Floors Gross BUA(Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total Built Area (Sq.mt.)	Tenement (No.)
		Cutout			LIft	Lift Machine	Void	Parking Ramp	Resi.			
A1 (RESIDENTIAL APARTMENT)	1	8043.45	226.22	7816.23	54.85	33.45	6.66	37.24	1711.46	7749.12	24.28	7773.39	80
Total :	1	8043.45	226.22	7816.23	54.85	33.45	6.66	37.24	1711.46	7749.12	24.28	7773.39	80

DRAWING SHEET NO-2 & 2