



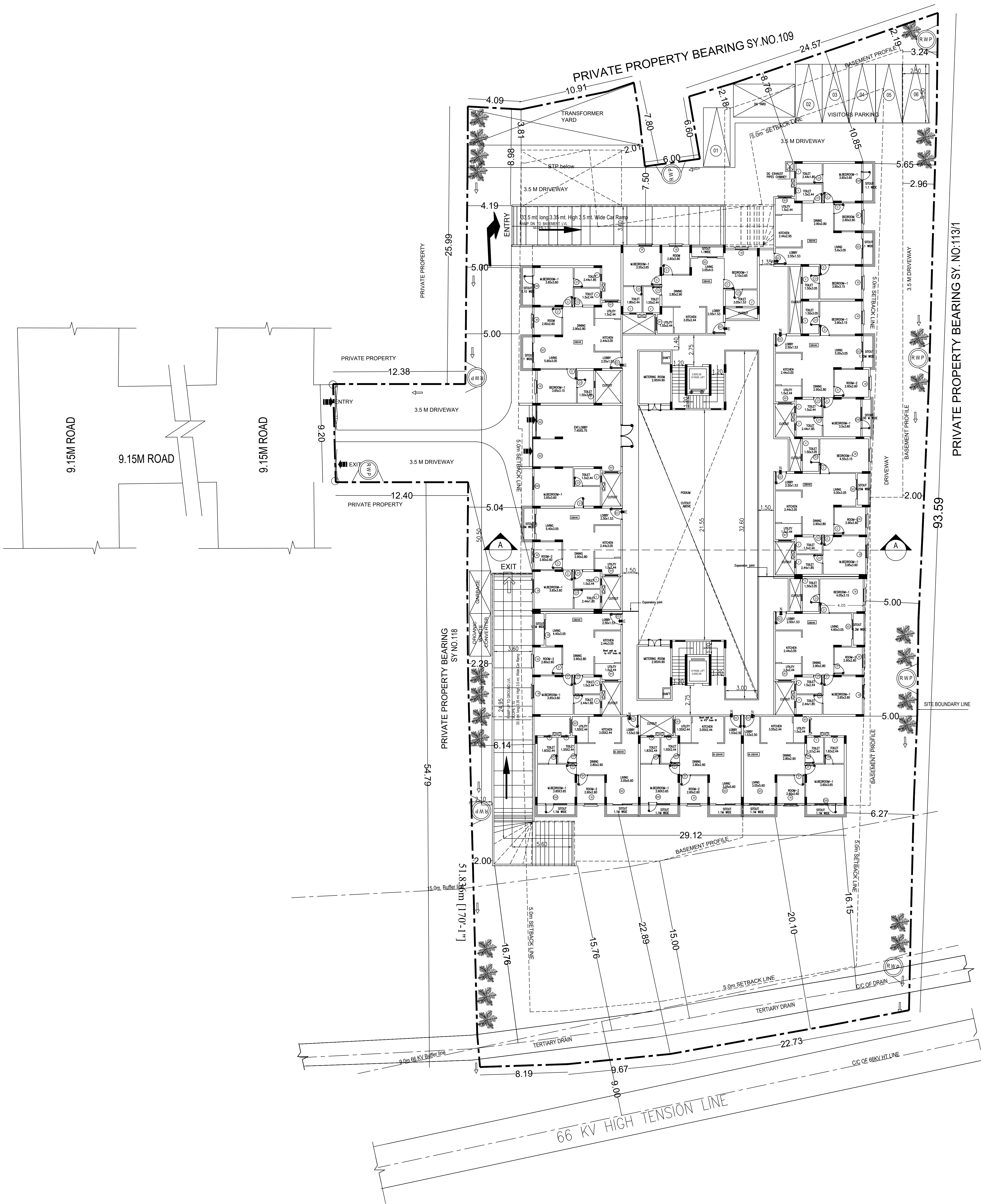
FOOT (A RESIDENTIAL)									
Foot Name	Total Built Up Area (Sq.ft.)	Deductions (Area in Sq.ft.)					Proposed P&I Area (Sq.ft.)	Total FAR Area (Sq.ft.)	Trmt No. (1)
SubArea	Lit	Lit Machine	Void	Ramp	Parking	Rest.			
Fourth Floor	67.99	57.74	0.00	10.25	0.00	0.00	0.00	0.00	0.00
Fifth Floor	1767.06	24.36	10.25	0.00	341.20	0.00	0.00	1391.25	1391.25
Sixth Floor	1767.06	24.36	10.25	0.00	341.20	0.00	0.00	1391.25	1391.25
Seventh Floor	1767.06	24.36	10.25	0.00	341.20	0.00	0.00	1391.25	1391.25
Eighth Floor	1767.06	24.36	10.25	0.00	341.20	0.00	0.00	1391.25	1391.25
Ninth Floor	1767.06	24.36	10.25	0.00	341.20	0.00	0.00	1391.25	1391.25
Tenth Floor	1767.06	24.36	10.25	0.00	341.20	0.00	0.00	1391.25	1391.25
Ground Floor	1491.25	21.96	10.25	0.00	312.57	0.00	0.00	1334.05	1334.05
Basement	216.08	21.96	10.25	0.00	324.17	1991.75	0.00	6690.03	6690.03
Total	10902.33	201.50	61.50	10.25	1674.18	124.17	1991.75	6690.03	6690.03
1	10902.33	201.50	61.50	10.25	1674.18	124.17	1991.75	6690.03	6690.03

Approval Date :

UserDefinedMetric (900.00 x 1200.00MM)

 This is system generated report and does not require any signature
 Accuracy of Simulation Document and Drawings is subject to accuracy of input data provided and user provided data. The user confirms that the data is correct and that the user is responsible for the accuracy of the data. We are not liable for any damage which may arise from use of the software.

GROUND FLOOR PLAN



Approval Condition :

This Plan Sanction is issued subject to the following conditions:

- The sanction is accorded for: 1. Consisting of Block - A (RESIDENTIAL) Wing - A-1 (RESIDENTIAL) Consisting of BASEMENT UP TO 10th Floor.
- The sanction is accorded for Multi Dwelling Units A (RESIDENTIAL) only. The use of the building shall not deviate to any other use.
- Car Parking reserved in the plan should be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main line to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cables at ground level for postal services & should be during garage within the premises shall 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 INQUIRE all workmen 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 footpath 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 subsoil / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C (E&T) code having 100 mts. from the building within the premises.
- The applicant shall provide a separate room preferably 4.5 x 3.5 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 in 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 contravenes the provisions of Building Bye-laws and rules for the time being, 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 as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 36) under sub section 1-4 (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 columns "COMMITMENT 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 and 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 10(a).
- 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 cold water heaters as per table 17 of Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule VI (Bye-law -31) of Building Bye-law 2002 shall be provided.
- 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 local level for the use of the physically handicapped persons together with the stepped entry.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide No. 23, 24, 25 & 26 are provided in the building.
- The applicant shall ensure that no construction is started in the vicinity of the 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 nuisance 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 - 1 kg capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 8000 Sqm and above built up area 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 structure for the safety of the structures as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen 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 and also 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 equipment installed are in good and workable condition, and an affidavit to the 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 / Life line. The certificate should be produced to the BMDP 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 - trials in the building one before the onset of summer and another during the summer and ensure 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 BMDP.
- 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 BMDP (Standing Authority of the intimation 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 earmarked 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 make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for all areas 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 and one tree for every 100 Sqm of the apartment area measuring multi-dwelling plan.
- Owner / builder / GPA holder / developer shall take all precautionary measure 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 of loss of life or injury or permanent disability occurred to personnel or damages caused to public or private property, BMDP is not responsible for such loss, Owner / Builder / GPA 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 licence for special conditions, if any.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing) booklet Letter No. LHS/SLT/70/15, 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 the same shall also be submitted to the concerned local Engineer in order to respect 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 his site or work place who is not registered with the Karnataka Building and Other Construction workers Welfare Board.

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camp / construction site.
- 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.
- BMDP 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.

- 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 the same shall also be submitted to the concerned local Engineer in order to respect 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.
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- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camp / construction site.
- 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.
- BMDP 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.

Block A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)
		StarCase	Lift	Lift Machine	Void	Ramp	Parking			
Basement Floor	67.99	57.74	0.00	10.25	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	1767.08	24.35	10.25	0.00	341.20	0.00	0.00	1391.25	1391.25	12
Third Floor	1767.08	24.35	10.25	0.00	341.20	0.00	0.00	1391.25	1391.25	12
Second Floor	1767.08	24.35	10.25	0.00	341.20	0.00	0.00	1391.25	1391.25	12
First Floor	1723.95	24.35	10.25	0.00	339.01	0.00	0.00	1350.23	1350.23	12
Ground Floor	1681.23	24.35	10.25	0.00	312.57	0.00	0.00	1334.05	1334.05	11
Basement Floor	2138.08	21.96	10.25	0.00	0.00	134.17	1971.70	0.00	0.00	0.00
Total	10902.33	201.50	61.50	10.25	1674.18	124.17	1971.70	6899.03	6899.03	59
Total	10902.33	201.50	61.50	10.25	1674.18	124.17	1971.70	6899.03	6899.03	59

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	G1	0.75	2.10	03
A (RESIDENTIAL)	D	0.78	2.10	02
A (RESIDENTIAL)	G1	0.78	2.10	13
A (RESIDENTIAL)	D	0.80	2.10	129
A (RESIDENTIAL)	D	0.80	2.10	06
A (RESIDENTIAL)	D2	0.80	2.10	01
A (RESIDENTIAL)	D	0.88	2.10	01
A (RESIDENTIAL)	G1	0.90	2.10	55
A (RESIDENTIAL)	D	0.90	2.10	58
A (RESIDENTIAL)	D	0.97	2.10	01
A (RESIDENTIAL)	D	0.98	2.10	02
A (RESIDENTIAL)	ED	1.00	2.10	77
A (RESIDENTIAL)	ED	1.00	2.10	04
A (RESIDENTIAL)	ED	1.05	2.10	46

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W2	0.45	1.20	04
A (RESIDENTIAL)	W2	0.58	1.20	04
A (RESIDENTIAL)	W2	0.50	1.20	141
A (RESIDENTIAL)	W	1.12	1.20	03
A (RESIDENTIAL)	W	1.15	1.20	01
A (RESIDENTIAL)	W	1.20	1.20	74
A (RESIDENTIAL)	W1	1.20	1.20	03

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
MURSHINAMURTHY & OTHERS (GPA HOLDERS) MR RAJA HOUSING LTD. Res by its Managing Director- Sr RAJA DATTA PRESTIGE BLUE CHIP SOFTWARE PARK 2ND BLOCK, MEZZANINE FLOOR, KORAMANGALA, HOUSUR ROAD, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
KUMAR S. RAO, K. RING VIEW APARTMENT, CHOWDESWARI NAGAR, NEAR SAI BABA TEMPLE, LAGGERE
BCLUB-5-85-615323-24

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENT 'RAJA MAGNUM' AT BMDP KHATA NO. 417113/13/3024, CARVED OUT OF 1132 AND PORTION OF SY NO 118, HEROHALLI VILLAGE, YESHWANTHAPUR HOBLI, BENGALURU NORTH TALUK

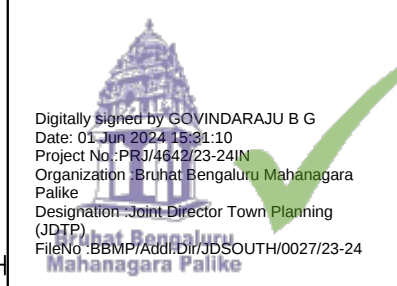
DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 3

SANCTIONING AUTHORITY :

CONVENED OFFICER (PROBATION)	REPORT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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.



HO - SOUTH



SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W2	0.45	1.20	04
A (RESIDENTIAL)	W2	0.58	1.20	04
A (RESIDENTIAL)	W2	0.60	1.20	141
A (RESIDENTIAL)	W	1.12	1.20	03
A (RESIDENTIAL)	W	1.15	1.20	01
A (RESIDENTIAL)	W	1.20	1.20	74
A (RESIDENTIAL)	W1	1.20	1.20	03

Block Use/SUB/USE Details

Block Name	Block Use	Block Sub/Use	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Mu/Weekling Units	Bldg upto 15.0 mt. Ht.	R

Required Parking (Table 7a)

Block Name	Type	Sub/Use	Area (Sq.Mt.)	Regt.	Prop.	Regt./Unit	Car Regt.	Prop.
A (RESIDENTIAL)	Residential	Mu/Weekling Units	50 - 225	-	-	1	59 -	-
Total				-	-	-	59	65

Parking Table (Table 7b)

Vehicle Type	Regt.		Achieved	
	No.	Area (Sq.Mt.)	No.	Area (Sq.Mt.)
Car	59	611.25	65	893.75
Visitor's Car Parking	6	82.50	0	0.00
Total Car	65	893.75	65	893.75
Two/Three-Wheeler		82.50	0	0.00
Other Parking				1077.36
		976.25	1971.70	

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.)	Trent (Ht.)
			Start/Case	Lift	Flat	Machine	Void	Ramp	Parking		
A (RESIDENTIAL)	1	10002.33	201.50	61.50	10.25	1674.18	124.17	1971.70	6869.03	6869.03	59
Grand Total	1	10002.33	201.50	61.50	10.25	1674.18	124.17	1971.70	6869.03	6869.03	59.00

Balcony Calculations Table

FLOOR			SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN			1.02 X 3.35 X 1 X 1	3.41	16.27
			1.10 X 3.06 X 1 X 1	4.29	
			1.08 X 3.36 X 1 X 1	4.23	
			1.11 X 3.36 X 1 X 1	4.36	
TYPICAL 2, 3& 4 FLOOR PLAN			1.53 X 3.36 X 4 X 3	61.32	395.64
			1.57 X 3.36 X 1 X 3	16.42	
			1.53 X 3.36 X 2 X 3	49.28	
			1.53 X 3.32 X 1 X 3	14.28	
			1.56 X 3.36 X 1 X 3	15.60	
			1.52 X 3.35 X 1 X 3	15.27	
			1.54 X 3.32 X 1 X 3	14.91	
			1.53 X 3.36 X 1 X 3	16.42	
			1.51 X 3.35 X 2 X 3	31.08	
			1.53 X 3.35 X 1 X 3	17.22	
			1.57 X 3.15 X 1 X 3	19.26	
			1.54 X 3.32 X 1 X 3	14.79	
			1.55 X 3.36 X 1 X 3	17.64	
Total					411.91

2.9m

2.9m

2.9m

53

53

OWNER / GPA HOLDER'S
SIGNATURE

OWNER'S ADDRESS WITH ID
NUMBER & CONTACT NUMBER :
MURSHIMANURTHI & OTHERS (GPA HOLDERS IN RAJA
HOUSING LTD, Res by An Managing Director - SI RAJA
DATT) PRESTIGE BLUE CHIP SOFTWARE PARK, 2ND BLOCK,
MEZZANINE FLOOR, KORAMANGALA, HOSUR ROAD,
BANGALORE

	ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE KUMAR R #406, K RING VIEW APARTMENT, CHOWDHESHWARI WIGRA, NEAR SHY BABA TEMPLE, LAGGERS BOCLUR 3-BE 015322-4 PROJECT TITLE - PROPOSED RESIDENTIAL APARTMENT "RAA KHANG" AT BHMP KHATANG- 4711/131/13204, CARVED OUT OF 1132 AND PORTION OF SY.NO.118 HEROHALLI VILLAGE, YESHWANTHAPUR HOBLI, BENGALURU NORTH TALUK
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	DRAWING TITLE :	TERRACE FLOOR PLAN, SECTION AND ELEVATION.
	SHEET NO :	5

SANCTIONING AUTHORITY :			
CHIEF ENGINEER (GENERAL SERVICES) / CHIEF ARCHITECT	ASSISTANT COMMISSIONER	DEPUTY COMMISSIONER	JOINT COMMISSIONER

The 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.



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 District Office, Bangalore
 Bangalore
 Karnataka
 India - 560001
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