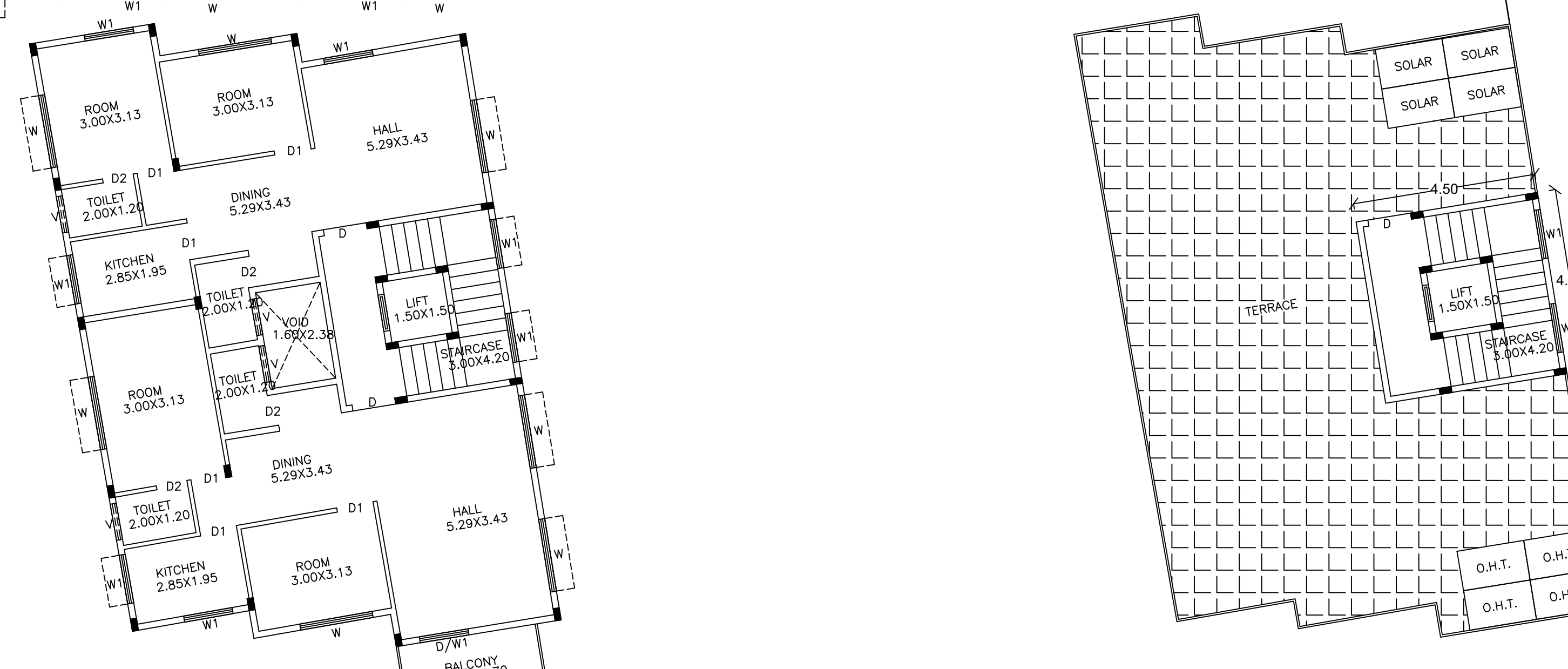
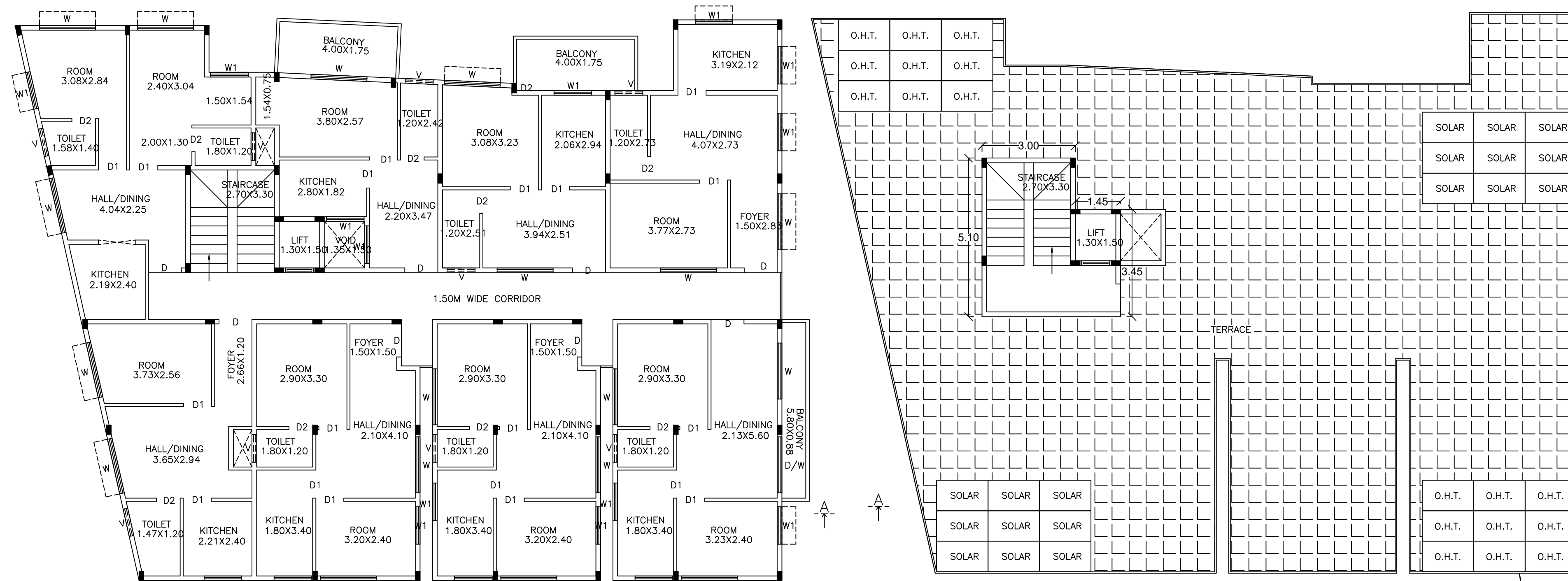


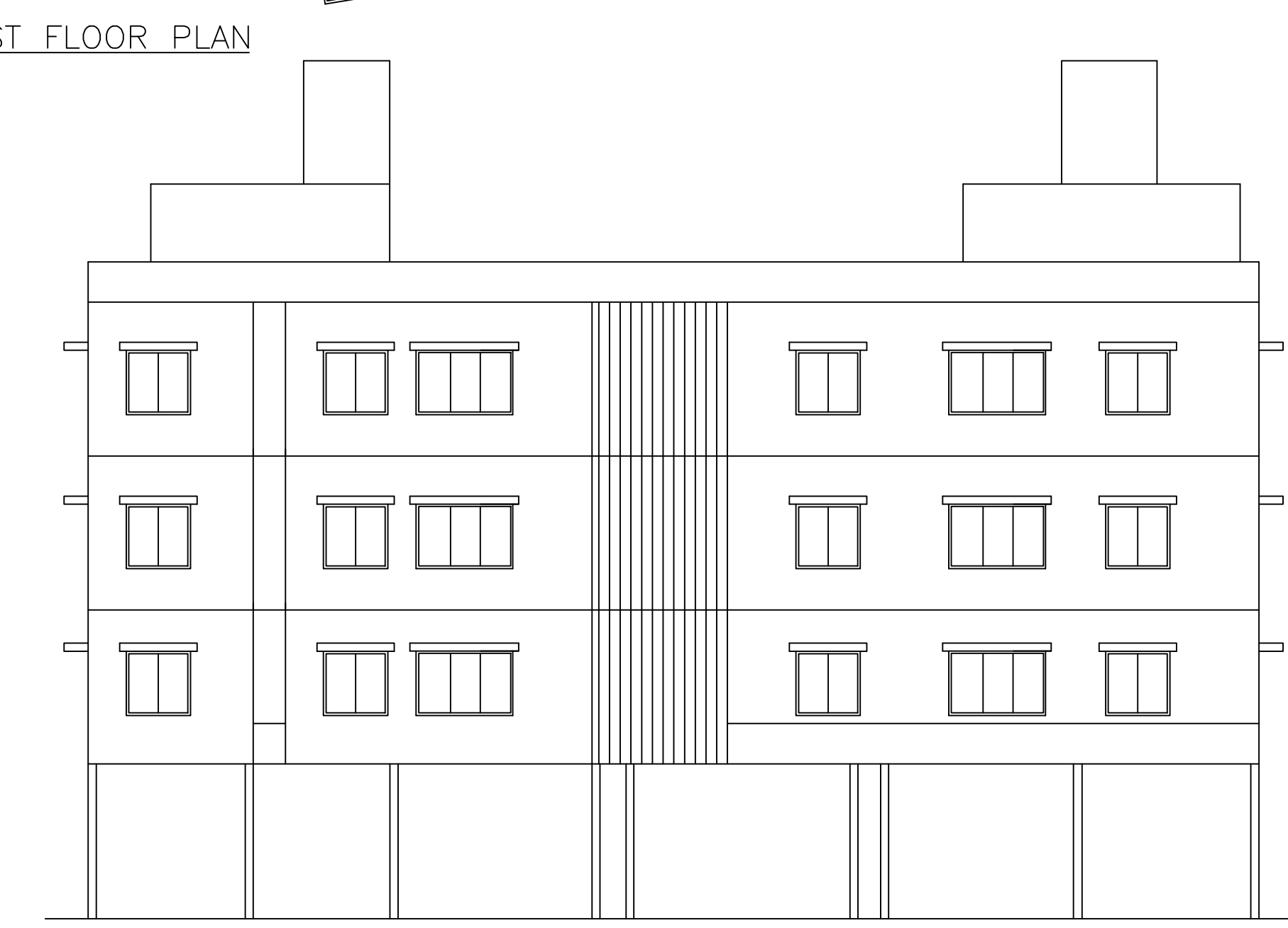
FIRST FLOOR PLAN

GROUND FLOOR PLAN

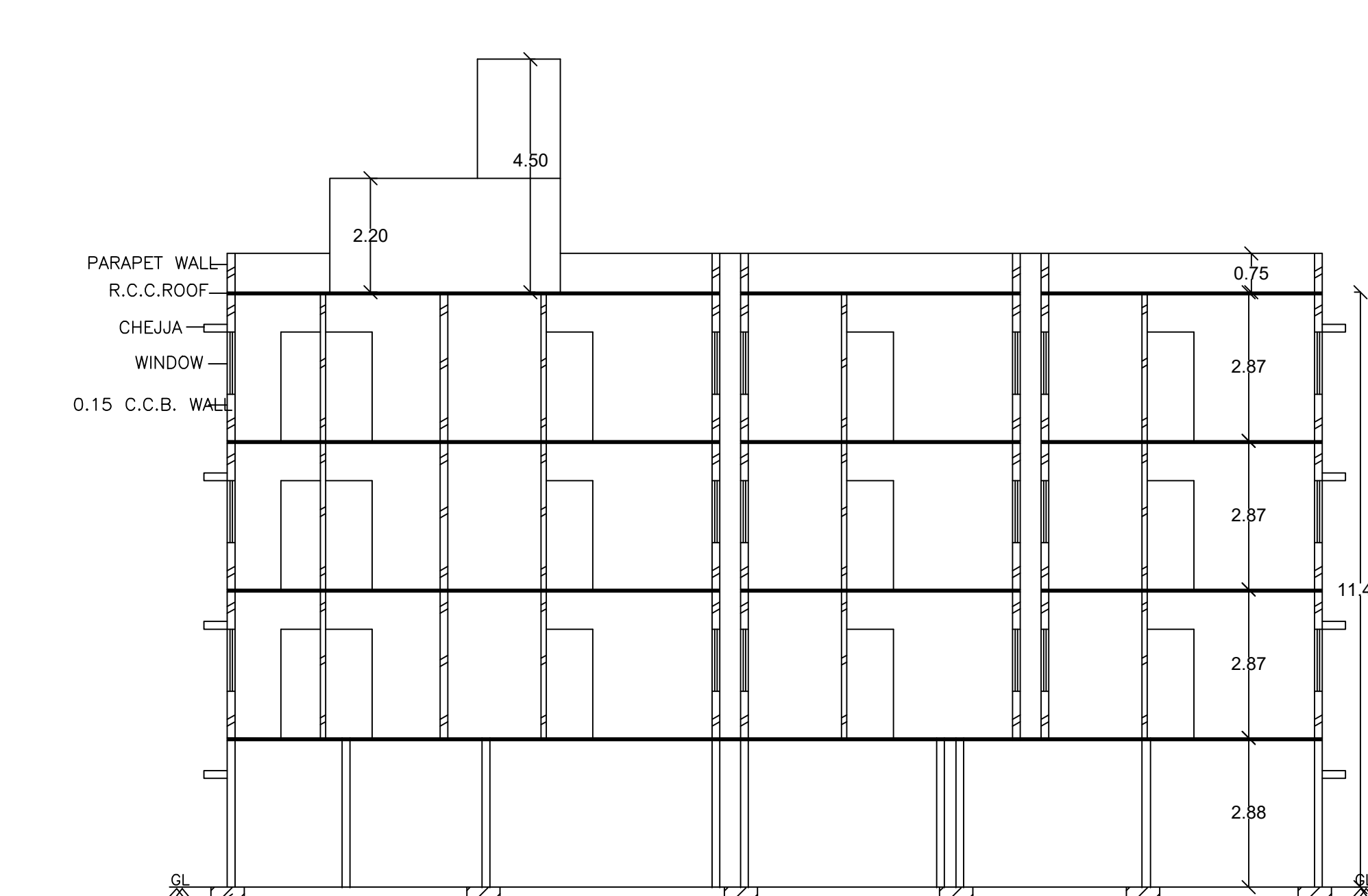


TYPICAL - 2nd & 3rd FLOOR PLAN

TERRACE FLOOR PLAN



ELEVATION



FOUNDATION AS PER SOIL CONDITION

Block 'A' (APARTMENT)

Floor Name	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)					Proposed FAR Area (Sq.mt)	Add Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	Tenmt (No.)
		StarCase	L/R	Machine	Void	Parking				
Female Floor	42.52	40.57	0.00	1.95	0.00	0.00	0.00	0.00	00	
Third Floor	550.02	0.00	4.20	0.00	3.39	0.00	542.43	0.00	542.43	
Second Floor	550.02	0.00	4.20	0.00	3.39	0.00	542.43	0.00	542.43	
First Floor	542.72	0.00	4.20	0.00	3.39	0.00	535.13	0.00	535.13	
Ground Floor	929.69	0.00	4.20	0.00	459.01	1619.99	66.48	1686.47	30	
Total	2214.97	40.57	16.80	1.95	10.17	459.01	1619.99	66.48	1686.47	
Total	2214.97	40.57	16.80	1.95	10.17	459.01	1619.99	66.48	1686.47	

FAR & Tenement Details

Block	No. of Same Block	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)					Proposed FAR Area (Sq.mt)	Add Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	Tenmt (No.)
			StarCase	L/R	Machine	Void	Parking				
A (APARTMENT)	1	2214.97	40.57	16.80	1.95	10.17	459.01	1619.99	66.48	1686.47	30
Grand Total	1	2214.97	40.57	16.80	1.95	10.17	459.01	1619.99	66.48	1686.47	30.00

SCHEDULE OF JOINTS:

BLOCK NAME	NAME	LENGTH	HEIGHT	NGS
A (APARTMENT)	D2	0.76	2.10	30
A (APARTMENT)	D1	0.50	2.10	78
A (APARTMENT)	D	1.06	2.10	30

SCHEDULE OF JOINTERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NGS
A (APARTMENT)	W3	0.50	1.20	30
A (APARTMENT)	W1	1.21	1.20	78
A (APARTMENT)	W	1.80	1.20	72

Balcony Calculations Table

FLOOR PLAN	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 4.00 X 2 X 1	8.80	17.80
	0.85 X 5.85 X 1 X 1	5.15	3.95
	1.10 X 3.00 X 1 X 1	3.30	3.95
TYPICAL - 2 FLOOR PLAN	1.75 X 4.00 X 2 X 2	28.00	50.20
	0.85 X 5.85 X 1 X 2	10.30	10.30
	1.70 X 3.50 X 1 X 2	11.90	68.00
Total			

Required Parking (Table 7a)

Block Name	Type	Subtype	Area (Sq.mt)	Units	Prop.	Reqd./Unit	Car	Prop.
A (APARTMENT)	Residential	Apartment	50	2	1	1	9	22
Total								

Parking Check (Table 7b)

Vehicle Type	No.	Reqd. Area (Sq.mt)	No.	Achieved Area (Sq.mt)
Car	20	275.00	22	302.50
Visitor's Car Parking	2	27.50	0	0.00
Total Car	22	302.50	22	302.50
TwoWheeler	-	27.50	0	0.00
Other Parking	-	-	184.01	184.01
Total	-	330.00	-	486.51

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
A (APARTMENT)	Residential	Apartment	Bldg upto 11.5 mt. Ht.	R

Approval Condition:

1. Sanction is accorded for the Residential Building at 1752, CHIKKA BANASWADI, BANGALORE, Bangalore.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. 486.51 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, cables 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 / untoward 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. 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. 3.6) under sub section 11.4 (b) to (h).
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 "OCCUPANCY 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 3(9).
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 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 (Hoadaaghoode) Letter No. LD/95/LET/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 respect 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 of 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.

COLOR INDEX

AREA STATEMENT (BMP)	VERSION NO. 1.0.0	VERSION DATE 01/11/2016
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Invaid No: BBMP/Ad.Com/EST/0449/19-20	Plot Size: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposed Type: Building Permission	Plot No: 1752	
Nature of Sanction: New	Khata No. (As per Khata Extract): 1752	
Location: Regd	Locality: Street of the property, CHIKKA BANASWADI, BANGALORE	
Building Line Specified as per Z.R. NA		
Zone: East		
Ward: Ward 627		
Planning District: 205-Sayajpet		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	968.92
NET AREA OF PLOT	(A) (Deductions)	968.92
COVERAGE CHECK:		
Permissible Coverage area (60.00 %)		629.80
Proposed Coverage Area (54.07 %)		529.69
Achieved Net coverage area (54.07 %)		529.69
Balance coverage area mt (10.33 %)		100.11
FAR CHECK:		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		1696.61
Additional F.A.R. within Ring and II (or amalgamated plot -)		0.00
Allowable Total Area (60% of Perm FAR)		0.00
Allowable Max. F.A.R. within 15% Mt. of Max. Allowable		0.00
Total Perm. FAR area (1.75)		1696.61
Proposed FAR Area		1686.47
Achieved Net FAR Area (1.74)		1686.47
Balance FAR Area (0.01)		9.14
BUILT UP AREA CHECK:		
Proposed Builtup Area		2214.97
Substructure Area Add in BUA (Lay Out)		0.09
Achieved Builtup Area		2215.06

Approval Date: 08/05/2019 12:21:22 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/REG/19/19-20	BBMP/REG/19/19-20	8910	Online	888941099	07/05/2019 11:03:32 PM	-
	No.		Heat Surchage Fee				
	1				8910		

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date 05/08/2019 vide lp number: BBMP/Ad.Com./EST/0449/19-20 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 (EAST)
BHRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
1) Mr. SURESH RAJARAM KELKAR & Mr. MAHESH RAJARAM KELKAR, 2) Mr. P. JAYARAM REDDY, 3) Mr. JANARADHAN REDDY, 4) Mr. P. PRABHAKAR REDDY, 5) Mr. P. LAKSHMINARAYAN REDDY, NO-175/2, CHIKKA BANASWADI

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Rajashahar Narayana Kakaraddi #4/1 2nd e main Bhopasandra new layout, Sanjaynagar BCC/BL-3.6/E-2881/2006-07

PROJECT TITLE:
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SITE NO-175/2, CHIKKA BANASWADI, WARD NO-50, BANGALORE.

DRAWING TITLE: 2094267105-30-07-2019 07-29-46S_4APARTMENT
SHEET NO: 1