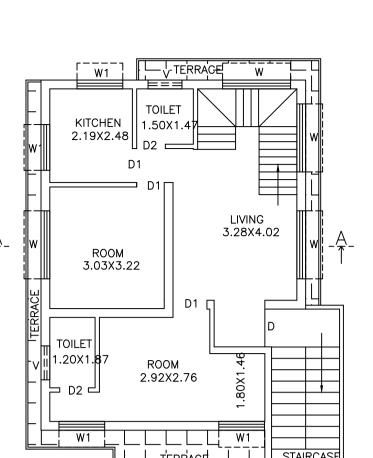
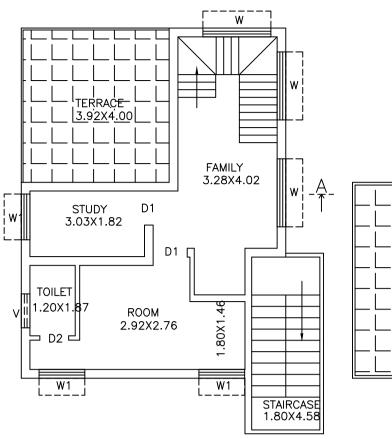
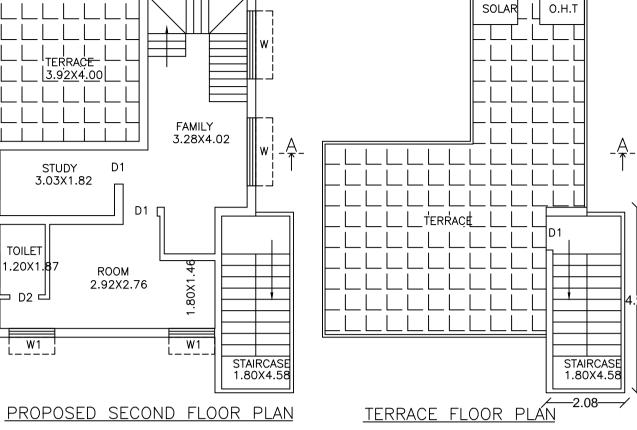


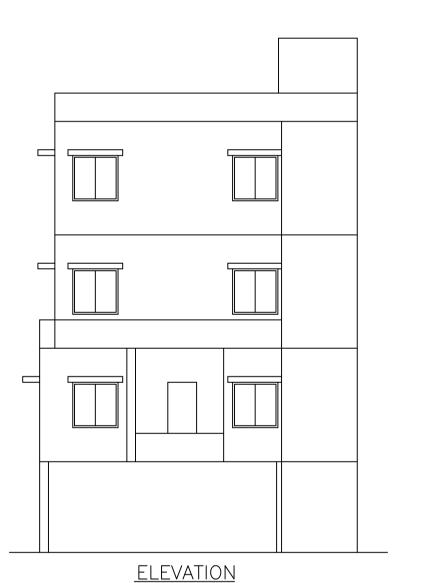
EXISTING GROUND FLOOR PLAN

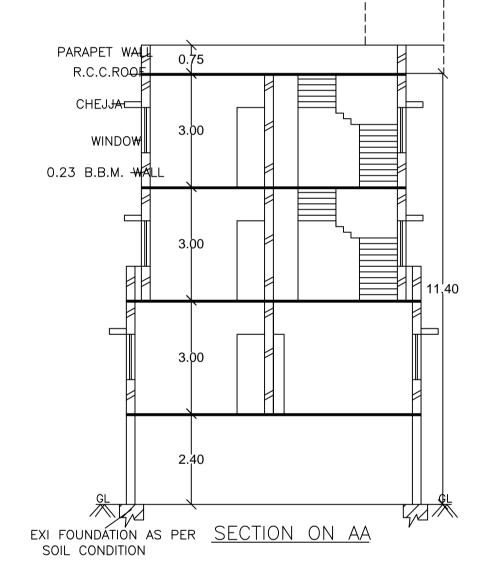


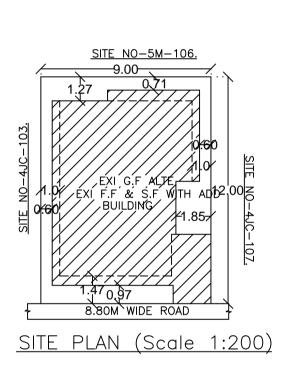
PROPOSED FIRST FLOOR PLAN

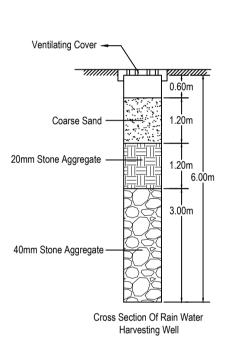












Block :A (RESI)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area	Proposed Built Up Area	n Deductions (Area in Sq.mt.)			Existing FAR Area	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
	(Sq.mt.)	(Sq.mt.)	(Sq.mt.)	StairCase	Void	Parking	(Sq.mt.)	Resi.	(Sq.IIII.)	
Terrace Floor	10.07	0.00	10.07	10.07	0.00	0.00	0.00	0.00	0.00	00
Second Floor	55.21	0.00	55.21	0.00	8.24	0.00	0.00	46.97	46.97	00
First Floor	71.19	0.00	71.19	0.00	8.24	0.00	0.00	62.95	62.95	01
Ground Floor	87.08	87.07	0.00	0.00	8.24	0.00	78.84	0.00	78.84	01
Stilt Floor	76.62	83.04	0.00	0.00	0.00	76.62	0.00	0.00	0.00	00
Total:	300.17	170.11	136.47	10.07	24.72	76.62	78.84	109.92	188.76	02
Total Number of Same Blocks	1									
Total:	300.17	170.11	136.47	10.07	24.72	76.62	78.84	109.92	188.76	02

FAR &Tenement Details

Block	No. of Same Bldg		Deductions (Area in Sq.mt.)			Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)		
		(34.111.)	(Sq.mt.)	(Sq.mt.)	StairCase	Void	Parking	(Sq.III.)	Resi.	(Sq.IIII.)	
A (RESI)	1	300.17	170.11	136.47	10.07	24.72	76.62	78.84	109.92	188.76	02
Grand Total	1	300.17	170.11	136.47	10.07	24.72	76.62	78.84	109.92	188.76	2.00

Required Parking(Table 7a)

Block Name	Туре	SubUse	Area	Units		Car		
			(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESI)	Residential	Plotted Resi development	50 - 225	1	-	1	2	-
	Total :		-	-	•	-	2	2

Parking Check (Table 7b)

Vehicle Type	Re	qd.	Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	2	27.50	2	27.50	
Total Car	2	27.50	2	27.50	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	49.12	
Total		41.25		76.62	

UnitBUA Table for Block :A (RESI)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	Existing	78.13	69.79	6	1
FIRST FLOOR PLAN	SPLIT 2	FLAT	Proposed	107.89	93.68	6	1
SECOND FLOOR PLAN	SPLIT 2	FLAT	Proposed	0.00	0.00	4	0
Total:	_	-	_	186.02	163.47	16	2

Block USE/SUBUSE Details

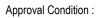
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESI)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D2	0.76	2.10	05
A (RESI)	D1	0.90	2.10	08
A (RESI)	D	1.06	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	W3	0.90	1.20	05
A (RESI)	W1	1.21	1.20	10
A (RESI)	W	1.80	1.20	11



This Plan Sanction is issued subject to the following conditions:

1.Sanction is accorded for the Residential Building at 4JC-105, EAST OF NGEF LAYOUT, KASTURI NAGAR, BANGALORE., Bangalore.

2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any

4. Development charges towards increasing the capacity of water supply, sanitary and power main

for dumping garbage within the premises shall be provided. 6. The applicant shall INSURE all workmen involved in the construction work against any accident

The debris shall be removed and transported to near by dumping yard.

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.

the second instance and cancel the registration if the same is repeated for the third time. responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (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

having 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, 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

good repair for storage of water for non potable purposes or recharge of ground water at all times

19. 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

20.In case of any false information, misrepresentation of facts, or pending court cases, the plan

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare

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.

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".

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.

which is mandatory. 3. Employment of child labour in the construction activities strictly prohibited. 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

Note: Earlier plan sanction vide L.P No.

20/12/2019

is deemed cancelled.

BBMP/Ad.Com./EST/1149/19-2@ubject to terms and

Name : ASHA B S Designation : Assistant Director Town Planning (ADTP)

Organization: BRUHAT BANGALORE MAHANAGARA PALIKE.. Date: 31-Dec-2019 17: 33:36

The modified plans are approved in accordance with the acceptance for

approval by the Assistant director of town planning (EAST) on date:

Vide lp number :

conditions laid down along with this modified building plan approval.

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST

BHRUHAT BENGALURU MAHANAGARA PALIKE

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

a).Consist of 1Stilt + 1Ground + 2 only.

3.76.62 area reserved for car parking shall not be converted for any other purpose.

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

/ 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.

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.

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

13. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and of columnar 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 in

is repeated for the third time.

sanction is deemed cancelled.

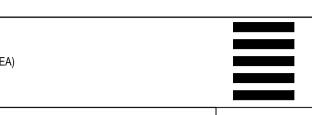
Board"should be strictly adhered to

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department

4. Obtaining NOC from the Labour Department before commencing the construction work is a must. fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

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	
AREA STATEMENT (BBMF)	VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
	Plot Use: Residential	
Inward_No: BBMP/Ad.Com./EST/1149/19-20	Plot SubUse: Plotted Resi development	
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)	
	Plot/Sub Plot No.: 4JC-105	
Nature of Sanction: Addition or Extension	Khata No. (As per Khata Extract): 4JC-105	
Location: Ring-II	Locality / Street of the property: EAST OF NAGAR, BANGALORE.	NGEF LAYOUT ,KASTURI
Building Line Specified as per Z.R: NA		
Zone: East		
Ward: Ward-050		
Planning District: 206-Indiranagar		
AREA DETAILS:	•	SQ.MT.
AREA OF PLOT (Minimum)	(A)	108.00
NET AREA OF PLOT	(A-Deductions)	108.00
COVERAGE CHECK	•	
Permissible Coverage area (75.00	(%)	81.00
Proposed Coverage Area (70.94 %	%)	76.62
Achieved Net coverage area (70.		76.62
Balance coverage area left (4.06	%)	4.38
FAR CHECK		
Permissible F.A.R. as per zoning r	regulation 2015 (1.75)	189.00
Additional F.A.R within Ring I and	II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Pern	n.FAR)	0.00
Premium FAR for Plot within Impa	ct Zone (-)	0.00
Total Perm. FAR area (1.75)		189.00
Residential FAR (58.23%)		109.92
Existing Residential FAR (41.77%)	78.84
Proposed FAR Area		188.76
Achieved Net FAR Area (1.75)		188.76
Balance FAR Area (0.00)		0.24
BUILT UP AREA CHECK		
Proposed BuiltUp Area		300.17
Existing BUA Area		170.11
Achieved BuiltUp Area		306.58

Approval Date: 12/20/2019 3:56:13 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/30179/CH/19-20	BBMP/30179/CH/19-20	819	Online	9455577883	12/05/2019 4:35:46 PM	-
	No.		Amount (INR)	Remark			
	1	Sc	819	-			

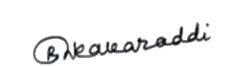
OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: Mr. FRANCIS THOMAS. NO-4JC-105, EAST OF NGEF LAYOUT KASTURI NAGAR



ARCHITECT/ENGINEER

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



PROJECT TITLE:

PLAN SHOWING THE EXI G.F ALTE, EXI F.F & EXI S.F WITH ADD RESIDENTIAL BUILDING AT SITE NO-4JC-105, EAST OF NGEF LAYOUT (KASTURI NAGAR), BENNIGANAHALLI, WARD NO-50, BANGALORE.PID NO-84-138-4JC-105

DRAWING TITLE:

679986951-19-12-2019 12-24-12\$_\$THOMAS

SHEET NO: 1