

**COLOR INDEX**

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

SCALE : 1:100

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- Sanction is accorded for the Residential Building at 18, Sri RAMAMANDIRA ROAD, BANGALORE - Bangalore.
- Consist of 1 Ground + 0 only. The use of the building shall not be deviated to any other use.
- 137.50 area reserved for car parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall INSURE 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 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.
- The applicant shall plant at least two trees in the premises.
- The 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 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.
- 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.
- 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 IV-5 (e) 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 columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- 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 20(a).
- 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.
- The Builder / Contractor / Professional responsible for supervision of work shall not shall 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.
- 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 (Hosadaqilhoodke) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

AREA STATEMENT (BBMP)		VERSION NO. : 1.0.11
PROJECT DETAIL:		VERSION DATE: 01/11/2018
Authority: BBMP	Plot Use: Residential	
Tward: No. BBMP/Ad.Com./EST/1215/19-20	Plot SubUse: Plotted Resi development	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 18	
Nature of Sanction: New	Khata No. (As per Khata Extract): 18	
Location: Ring-1	Locality / Street of the property: Sri RAMAMANDIRA ROAD, BANGALORE	
Building Line Specified as per Z.R. NA		
Zone: East		
Ward: Ward-110		
Planning District: 106-Richmond Town		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	9075.33
NET AREA OF PLOT	(A-Deductions)	9075.33
COVERAGE CHECK		
Permissible Coverage Area (50.00 %)		4537.67
Proposed Coverage Area (4.82 %)		437.51
Achieved Net coverage area (4.82 %)		437.51
Balance coverage area left (45.18 %)		4100.16
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 ( 2.25 )		20419.49
Additional F.A.R. within Ring 1 and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Imp.Zone (-)		0.00
Total Perm. FAR area ( 2.25 )		20419.49
Residential FAR Area (100.00%)		437.20
Proposed FAR Area		437.20
Achieved Net FAR Area ( 0.05 )		437.20
Balance FAR Area ( 2.20 )		19982.29
BUILT UP AREA CHECK		
Proposed BuiltUp Area		437.51
Substructure Area Add in BUA (Layout IV)		3.34
Achieved BuiltUp Area		440.85

Approval Date : 02/20/2020 11:36:48 AM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/32018/CH/19-20	BBMP/32018/CH/19-20	12267.04	Online	9524692005	12/19/2019 3:20:02 PM	-
	No.	Head			Amount (INR)		Remark
1		Scrutiny Fee	12267.04		-		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
RESI (NESTLE)	W6	0.92	1.20	01
RESI (NESTLE)	W6	0.98	1.20	02
RESI (NESTLE)	W6	1.15	1.20	01
RESI (NESTLE)	W2	10.59	1.20	01
RESI (NESTLE)	W1	2.04	1.20	01
RESI (NESTLE)	W1	2.35	1.20	01
RESI (NESTLE)	W1	2.89	1.20	01
RESI (NESTLE)	W2	3.55	1.20	01
RESI (NESTLE)	W2	3.56	1.20	01
RESI (NESTLE)	W1	4.09	1.20	01
RESI (NESTLE)	W1	4.15	1.20	01
RESI (NESTLE)	W2	4.27	1.20	01
RESI (NESTLE)	W1	5.24	1.20	01
RESI (NESTLE)	W2	5.58	1.20	01
RESI (NESTLE)	W1	8.00	1.20	01
RESI (NESTLE)	W2	8.02	1.20	01

Block USE/SUBUSE Details

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

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units	Prop.	Reqd./Unit	Car	Prop.
RESI (NESTLE)	Residential	Plotted Resi development	525	1	-	3	3	-
Total:							3	10

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	3	41.25	10	137.50
Total Car	3	41.25	10	137.50
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	0.00
Total		55.00		137.50

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.)	Tnent (No.)
RESI (NESTLE)	1	437.51	0.31	437.20	437.20	01
Grand Total	1	437.51	0.31	437.20	437.20	1.00

GROUND FLOOR PLAN SCALE 1:200

SITE PLAN SCALE 1:400

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
RESI (NESTLE)	W2	0.75	2.10	01
RESI (NESTLE)	D1	1.00	2.10	01
RESI (NESTLE)	D2	1.08	2.10	04
RESI (NESTLE)	D1	1.08	2.10	02
RESI (NESTLE)	D1	1.18	2.10	01
RESI (NESTLE)	MD	1.20	2.10	01
RESI (NESTLE)	D1	1.27	2.10	01
RESI (NESTLE)	MD	2.03	2.10	01
RESI (NESTLE)	SD	2.13	2.10	01
RESI (NESTLE)	SD	2.88	2.10	01

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date: 20/02/2020 vide lp number: BBMP/Ad.Com./EST/1215/19-20 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.

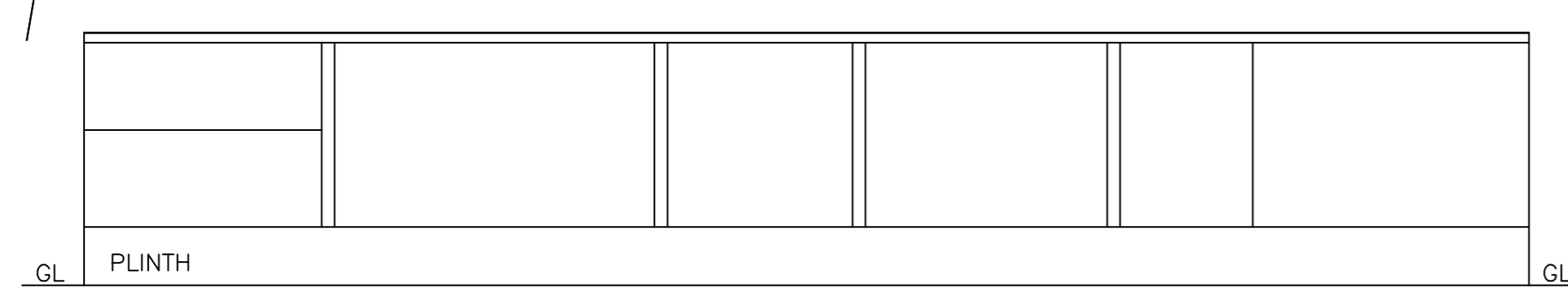
ASSISTANT DIRECTOR OF TOWN PLANNING (EAST)  
 BHRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE  
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
 NESTLED HAVEN DEVELOPERS LLP it's partners Mr.RISHAD GEV KHERGAMWALA #548/35.5 ft ROAD, HANUMANTHA NAGAR

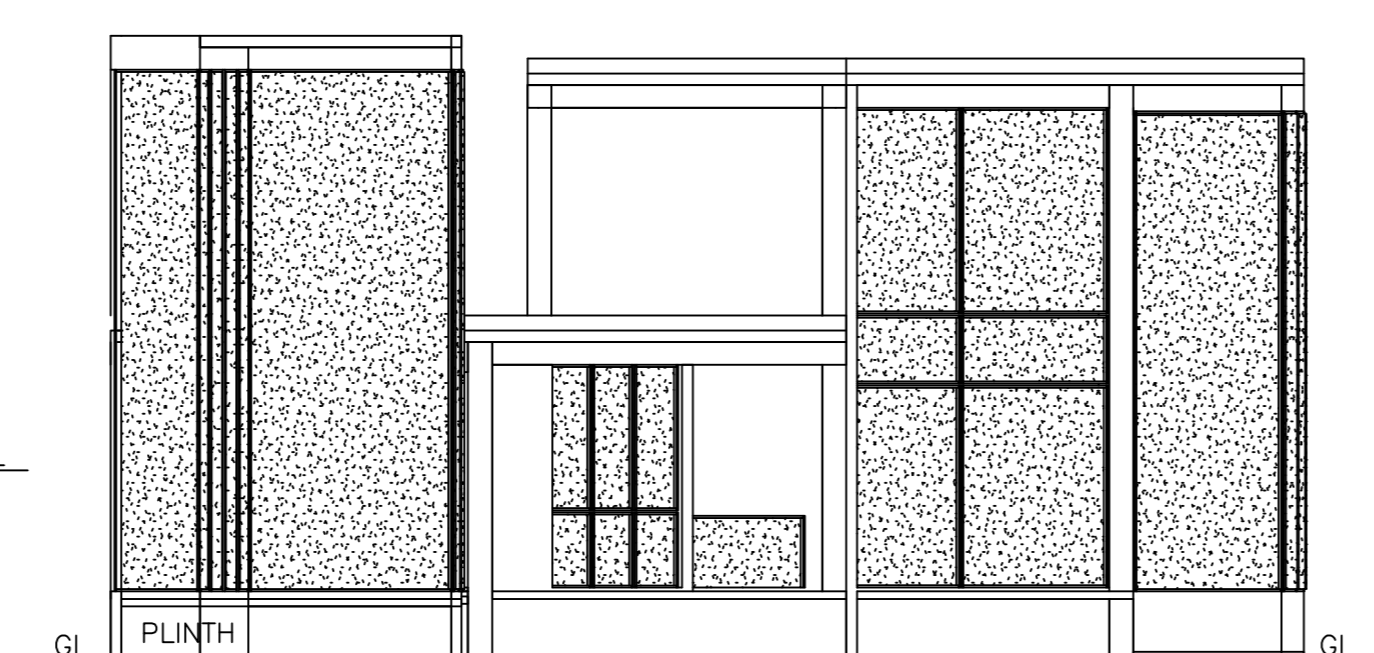
ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE  
 R. Vasanth Madhava No 29, 2nd main road, Tata Silk Fsm, Basavanagudi, No 29, 2nd main road, Tata Silk Fsm, Basavanagudi. BCC/BL-3.6/E:3213:08-09

PROJECT TITLE :  
 PROPOSED RESIDENTIAL BUILDING @SITE No.18, SRIRAMAMNDIRA ROAD, SAMPANGIRAMANGAR, BANGALORE WARD No.110, PID No.77-35-18.

DRAWING TITLE : 969957707-06-02-2020  
 11-32-20S\_SLP  
 NO-1215-REVISION  
 SHEET NO : 1



SECTION A-A



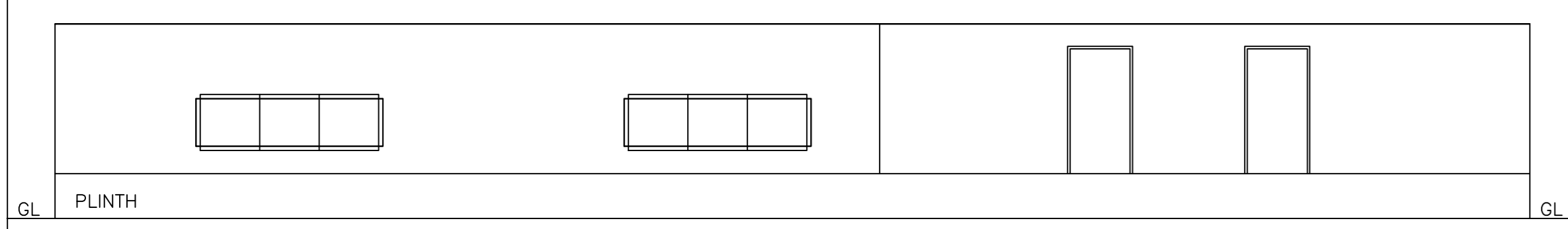
FRONT ELEVATION

Block : RESI (NESTLE)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnent (No.)
Ground Floor	437.51	0.31	437.20	437.20	01
Total	437.51	0.31	437.20	437.20	01

UnitBUA Table for Block :RESI (NESTLE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF-01	FLAT	432.80	418.91	14	1
Total	-	-	432.80	418.91	14	1



FRONT ELEVATION