











Block :A2 (RESI)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				(Sg.mt.) Area	Total FAR Area (Sq.mt.)	R Tnmt (No.)
		StairCase	Lift	Lift Machine	Parking	Resi.	(oq.mt.)	
Terrace Floor	13.79	12.35	0.00	1.44	0.00	0.00	0.00	00
Second Floor	63.35	0.00	1.44	0.00	0.00	61.91	61.91	01
First Floor	63.35	0.00	1.44	0.00	0.00	61.91	61.91	01
Ground Floor	63.35	0.00	1.44	0.00	0.00	61.91	61.91	01
Stilt Floor	57.07	0.00	1.44	0.00	49.47	0.00	6.16	00
Total:	260.91	12.35	5.76	1.44	49.47	185.73	191.89	03
Total Number of Same Blocks :	1							
Total:	260.91	12.35	5.76	1.44	49.47	185.73	191.89	03

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS				
A2 (RESI)	D2	0.75	2.10	03				
A2 (RESI)	D1	0.91	2.10	09				
A2 (RESI)	MD	1.05	2.10	03				
SCHEDULE OF JOINERY:								

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A2 (RESI)	V	1.20	1.20	03
A2 (RESI)	W	1.80	1.20	27
		/ 5 = 6		

UnitBUA Table for Block :A2 (RESI)

	FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
	TYPICAL - GROUND, 1& 2 FLOOR PLAN	GF-01	FLAT	61.91	40.67	5	3
	Total:	•	-	185.74	122.00	15	3
_							

# Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A2 (RESI)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R
Poquired	Parking/Table	7a)		

# Required Parking(Table /a)

Block	Type	Cubling	Area	Ur	nits		Car	
Name	Туре	SubUse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A2 (RESI)	Residential	Plotted Resi development	50 - 225	1	-	1	3	-
	Total :		-	-	-	-	3	3

# Parking Check (Table 7b)

Vehicle Type	Re	qd.	Achieved		
verlicie i ype	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	3	41.25	3	41.25	
Total Car	3	41.25	3	41.25	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	8.22	
Total		55.00	49.47	•	

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	D	Deductions (Area in Sq.mt.)				Total FAR Area (Sg.mt.)	Tnmt (No.)
		(Sq.IIII.)	StairCase	Lift	Lift Machine	Parking	Resi.	(Sq.IIII.)	
A2 (RESI)	1	260.91	12.35	5.76	1.44	49.47	185.73	191.89	03
Grand Total:	1	260.91	12.35	5.76	1.44	49.47	185.73	191.89	3.00

### Approval Condition:

& around the site.

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Residential Building at 61, VHBCS LTD, NAGAVARA VILLAGE

a).Consist of 1Stilt + 1Ground + 2 only. 2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any

3.49.47 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, cubicles 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

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.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. 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 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 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 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 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 is repeated for the third time.

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 sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) 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 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

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. 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** 

PLOT BOUNDARY ABUTTING ROAD

> PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained)

EXISTING (To be demolished)



AREA OF PLOT (Minimum)       (A)       111.         NET AREA OF PLOT       (A-Deductions)       111.         COVERAGE CHECK       Permissible Coverage area (75.00 %)       83.8         Proposed Coverage Area (51.23 %)       57.0         Achieved Net coverage area (51.23 %)       57.0         Balance coverage area left (23.78 %)       26.4         FAR CHECK       Permissible F.A.R. as per zoning regulation 2015 (1.75)       194.9         Additional F.A.R within Ring I and II (for amalgamated plot -)       0.0         Allowable TDR Area (60% of Perm.FAR)       0.0			
PROJECT DETAIL: Authority: BBMP Plot Use: Residential Inward_No: BBMP/Ad_Com/EST/1408/19-20 Plot SubUse: Plotted Resi development Application Type: Suvarna Parvangi Land Use Zone: Residential (Main) Proposal Type: Building Permission Plot/Sub Plot No.: 61 Nature of Sanction: New Khata No. (As per Khata Extract): 44/61 Location: Ring-III Locality / Street of the property: VHBCS LTD,NAGAVARA VILLAGE Building Line Specified as per Z.R: NA Zone: East (C) Ward: Ward - 023 (C) Planning District: 311-Horamavu AREA DETAILS: SQ.MT AREA OF PLOT (Minimum) (A) 111. NET AREA OF PLOT (A-Deductions) 111. COVERAGE CHECK Permissible Coverage area (75.00 %) 83.3 Proposed Coverage Area (51.23 %) 57.0 Achieved Net coverage area (eft (23.78 %)) 57.0 Balance coverage area left (23.78 %) 26.4 FAR CHECK Permissible F.A.R. as per zoning regulation 2015 (1.75) 194.3 Additional F.A.R within Ring I and II (for amalgamated plot -) 0.0 Allowable TDR Area (60% of Perm.FAR) 0.0	AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11	
Authority: BBMP Plot Use: Residential Inward_No: BBMP/Ad.Com./EST/1408/19-20 Plot SubUse: Plotted Resi development Application Type: Suvarna Parvangi Land Use Zone: Residential (Main) Proposal Type: Building Permission Plot/Sub Plot No.: 61 Nature of Sanction: New Khata No. (As per Khata Extract): 44/61 Location: Ring-III Locality / Street of the property: VHBCS LTD,NAGAVARA VILLAGE Building Line Specified as per Z.R: NA Zone: East (C) Ward: Ward - 023 (C) Planning District: 311-Horamavu AREA DETAILS: SQ.MT AREA OF PLOT (Minimum) (A) 111. NET AREA OF PLOT (A-Deductions) 111. COVERAGE CHECK Permissible Coverage area (75.00 %) 83.4 Proposed Coverage Area (51.23 %) 57.0 Achieved Net coverage area (51.23 %) 57.0 Balance coverage area left (23.78 %) 26.4 FAR CHECK Permissible F.A.R. as per zoning regulation 2015 (1.75) 194.5 Additional F.A.R within Ring I and II (for amalgamated plot -) 0.0 Allowable TDR Area (60% of Perm.FAR)	7ttert of the Mett (BBMI)	VERSION DATE: 01/11/2018	
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Proposal Type: Building Permission Plot/Sub Plot No.: 61  Nature of Sanction: New Location: Ring-III Locality / Street of the property: VHBCS LTD,NAGAVARA VILLAGE  Building Line Specified as per Z.R: NA  Zone: East (C) Ward: Ward - 023 (C) Planning District: 311-Horamavu  AREA DETAILS: SQ.M1  AREA OF PLOT (Minimum) (A) NET AREA OF PLOT (A-Deductions) 111. COVERAGE CHECK Permissible Coverage area (75.00 %) Proposed Coverage Area (51.23 %) Achieved Net coverage area (51.23 %) Balance coverage area left (23.78 %) FAR CHECK Permissible F.A.R. as per zoning regulation 2015 (1.75) Additional F.A.R within Ring I and II (for amalgamated plot -) Allowable TDR Area (60% of Perm.FAR)		·	
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Zone: East (C)   Ward: Ward - 023 (C)   Planning District: 311-Horamavu     AREA DETAILS:   SQ.MT   AREA OF PLOT (Minimum)   (A)   111.   NET AREA OF PLOT   (A-Deductions)   111.   COVERAGE CHECK   Permissible Coverage area (75.00 %)   83.9   Proposed Coverage Area (51.23 %)   57.0   Achieved Net coverage area (51.23 %)   57.0   Balance coverage area left (23.78 %)   26.4   FAR CHECK   Permissible F.A.R. as per zoning regulation 2015 (1.75)   194.5   Additional F.A.R within Ring I and II (for amalgamated plot - )   0.0   Allowable TDR Area (60% of Perm.FAR )   0.0	I - I	Locality / Street of the property: VHBCS LTD,NAGAVARA	A VILLAGE
Ward: Ward - 023 (C)         Planning District: 311-Horamavu           AREA DETAILS:         SQ.MT           AREA OF PLOT (Minimum)         (A)         111.           NET AREA OF PLOT         (A-Deductions)         111.           COVERAGE CHECK         Ermissible Coverage area (75.00 %)         83.4           Proposed Coverage Area (51.23 %)         57.0           Achieved Net coverage area (51.23 %)         57.0           Balance coverage area left (23.78 %)         26.4           FAR CHECK         Permissible F.A.R. as per zoning regulation 2015 (1.75)         194.5           Additional F.A.R within Ring I and II (for amalgamated plot -)         0.0           Allowable TDR Area (60% of Perm.FAR)         0.0	Building Line Specified as per Z.R: NA		
Planning District: 311-Horamavu  AREA DETAILS:  AREA OF PLOT (Minimum)  NET AREA OF PLOT  (A-Deductions)  COVERAGE CHECK  Permissible Coverage area (75.00 %)  Proposed Coverage Area (51.23 %)  Achieved Net coverage area (51.23 %)  Balance coverage area left (23.78 %)  FAR CHECK  Permissible F.A.R. as per zoning regulation 2015 (1.75)  Additional F.A.R within Ring I and II (for amalgamated plot -)  Allowable TDR Area (60% of Perm.FAR)	Zone: East (C)		
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AREA OF PLOT (Minimum)       (A)       111.         NET AREA OF PLOT       (A-Deductions)       111.         COVERAGE CHECK       Permissible Coverage area (75.00 %)       83.8         Proposed Coverage Area (51.23 %)       57.0         Achieved Net coverage area (51.23 %)       57.0         Balance coverage area left (23.78 %)       26.4         FAR CHECK       Permissible F.A.R. as per zoning regulation 2015 (1.75)       194.9         Additional F.A.R within Ring I and II (for amalgamated plot -)       0.0         Allowable TDR Area (60% of Perm.FAR)       0.0	Planning District: 311-Horamavu		
NET AREA OF PLOT (A-Deductions) 111.  COVERAGE CHECK  Permissible Coverage area (75.00 %) 83.5  Proposed Coverage Area (51.23 %) 57.0  Achieved Net coverage area (51.23 %) 57.0  Balance coverage area left (23.78 %) 26.4  FAR CHECK  Permissible F.A.R. as per zoning regulation 2015 (1.75) 194.5  Additional F.A.R within Ring I and II (for amalgamated plot -) 0.0  Allowable TDR Area (60% of Perm.FAR)	AREA DETAILS:		SQ.MT.
COVERAGE CHECK  Permissible Coverage area (75.00 %)  Proposed Coverage Area (51.23 %)  Achieved Net coverage area (51.23 %)  Balance coverage area left (23.78 %)  FAR CHECK  Permissible F.A.R. as per zoning regulation 2015 (1.75)  Additional F.A.R within Ring I and II (for amalgamated plot -)  Allowable TDR Area (60% of Perm.FAR)	AREA OF PLOT (Minimum)	(A)	111.41
Permissible Coverage area (75.00 %) Proposed Coverage Area (51.23 %) Achieved Net coverage area (51.23 %) Balance coverage area left (23.78 %)  FAR CHECK Permissible F.A.R. as per zoning regulation 2015 (1.75) Additional F.A.R within Ring I and II (for amalgamated plot -) Allowable TDR Area (60% of Perm.FAR)	NET AREA OF PLOT	(A-Deductions)	111.41
Proposed Coverage Area (51.23 %) 57.0 Achieved Net coverage area (51.23 %) 57.0 Balance coverage area left (23.78 %) 26.4  FAR CHECK  Permissible F.A.R. as per zoning regulation 2015 (1.75) 194.0 Additional F.A.R within Ring I and II (for amalgamated plot -) 0.0 Allowable TDR Area (60% of Perm.FAR)	COVERAGE CHECK	<u> </u>	
Achieved Net coverage area ( 51.23 % ) 57.0  Balance coverage area left ( 23.78 % ) 26.4  FAR CHECK  Permissible F.A.R. as per zoning regulation 2015 ( 1.75 ) 194.5  Additional F.A.R within Ring I and II ( for amalgamated plot - ) 0.0  Allowable TDR Area (60% of Perm.FAR ) 0.0	Permissible Coverage area (75.00 °	%)	83.56
Balance coverage area left ( 23.78 % )  FAR CHECK  Permissible F.A.R. as per zoning regulation 2015 ( 1.75 )  Additional F.A.R within Ring I and II ( for amalgamated plot - )  Allowable TDR Area (60% of Perm.FAR )	Proposed Coverage Area (51.23 %	)	57.07
FAR CHECK  Permissible F.A.R. as per zoning regulation 2015 ( 1.75 )  Additional F.A.R within Ring I and II ( for amalgamated plot - )  Allowable TDR Area (60% of Perm.FAR )  0.0	Achieved Net coverage area ( 51.2	3 % )	57.07
Permissible F.A.R. as per zoning regulation 2015 ( 1.75 ) 194.9  Additional F.A.R within Ring I and II ( for amalgamated plot - ) 0.0  Allowable TDR Area (60% of Perm.FAR ) 0.0	Balance coverage area left ( 23.78	%)	26.49
Additional F.A.R within Ring I and II (for amalgamated plot - )  Allowable TDR Area (60% of Perm.FAR )  0.0		<u> </u>	
Allowable TDR Area (60% of Perm.FAR ) 0.0	Permissible F.A.R. as per zoning re	egulation 2015 ( 1.75 )	194.97
	Additional F.A.R within Ring I and I	I ( for amalgamated plot - )	0.00
	Allowable TDR Area (60% of Perm.	.FAR )	0.00
Premium FAR for Plot within Impact Zone ( - ) 0.1	Premium FAR for Plot within Impac	t Zone ( - )	0.00
Total Perm. FAR area (1.75)	Total Perm. FAR area ( 1.75 )		194.97
Residential FAR (96.79% )	Residential FAR (96.79%)		185.74
Proposed FAR Area 191.9	Proposed FAR Area		191.90
Achieved Net FAR Area (1.72)	Achieved Net FAR Area (1.72)		191.90
Balance FAR Area ( 0.03 ) 3.0	Balance FAR Area ( 0.03 )		3.07
BUILT UP AREA CHECK	BUILT UP AREA CHECK	•	
Proposed BuiltUp Area 260.	Proposed BuiltUp Area		260.91
Achieved BuiltUp Area 260.	Achieved BuiltUp Area		260.91

Approval Date: 01/23/2020 12:05:34 PM

## **Payment Details**

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/35909/CH/19-20	BBMP/35909/CH/19-20	284.9	Online	9665655857	01/13/2020 12:50:01 PM	-
	No.		Amount (INR)	Remark			
	1	Sc	284.9	-			

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: Mr.SREENIVASULU VELPULA NO-51/96D,KOTHAPETA,RAYACHOTI, CUDDAPAH, ANDHRA

PRADESH

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (EAST\_(C)\_) on date:23/01/2020\_ vide lp number: BBMP/Ad.Com./FST/1408/19-20 to terms and conditions laid down along with this building plan approval.

Organization : BRUHAT BANGALORE MAHANAGARA PALIKE Date : 13-Feb-2020 19: 03:29

Validity of this approval is two years from the date of issue. Name: CHANDAN KUMAR ASWATHAIAH

ASSISTANT DIRECTOR OF TOWN PLANNING (FAST (C) )

BHRUHAT BENGALURU MAHANAGARA PALIKE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

vidya NS #4,Next To Lakshmi Medical, Nagashettihalli Bus Stop, Nagashettihalli, Bangalore /A-2817/2017-18



PROJECT TITLE:

PLAN SHOWING PROPOSED RESIDENTIAL BUILDING @ SITE NO. 61,KATHA NO.44/61,VAYALIKAVAL HBCS LTD,NAGAWARA VILLAGE,KASABA HOBLI,BANGALORE IN WARD NO-23

DRAWING TITLE:

1196166346-11-01-2020 12-25-23\$\_\$SREENIVASULU

VELPULA 3K

SHEET NO: