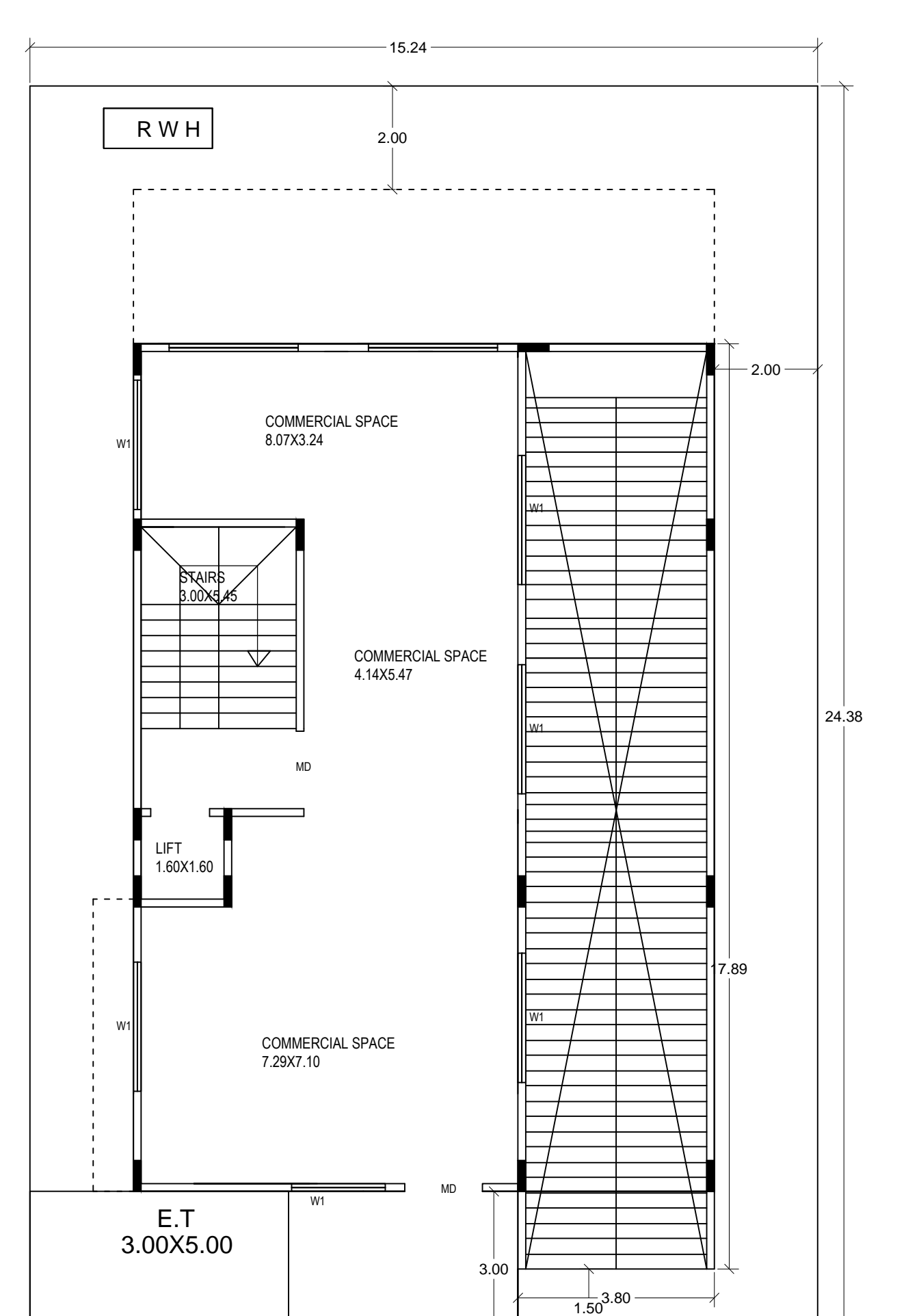


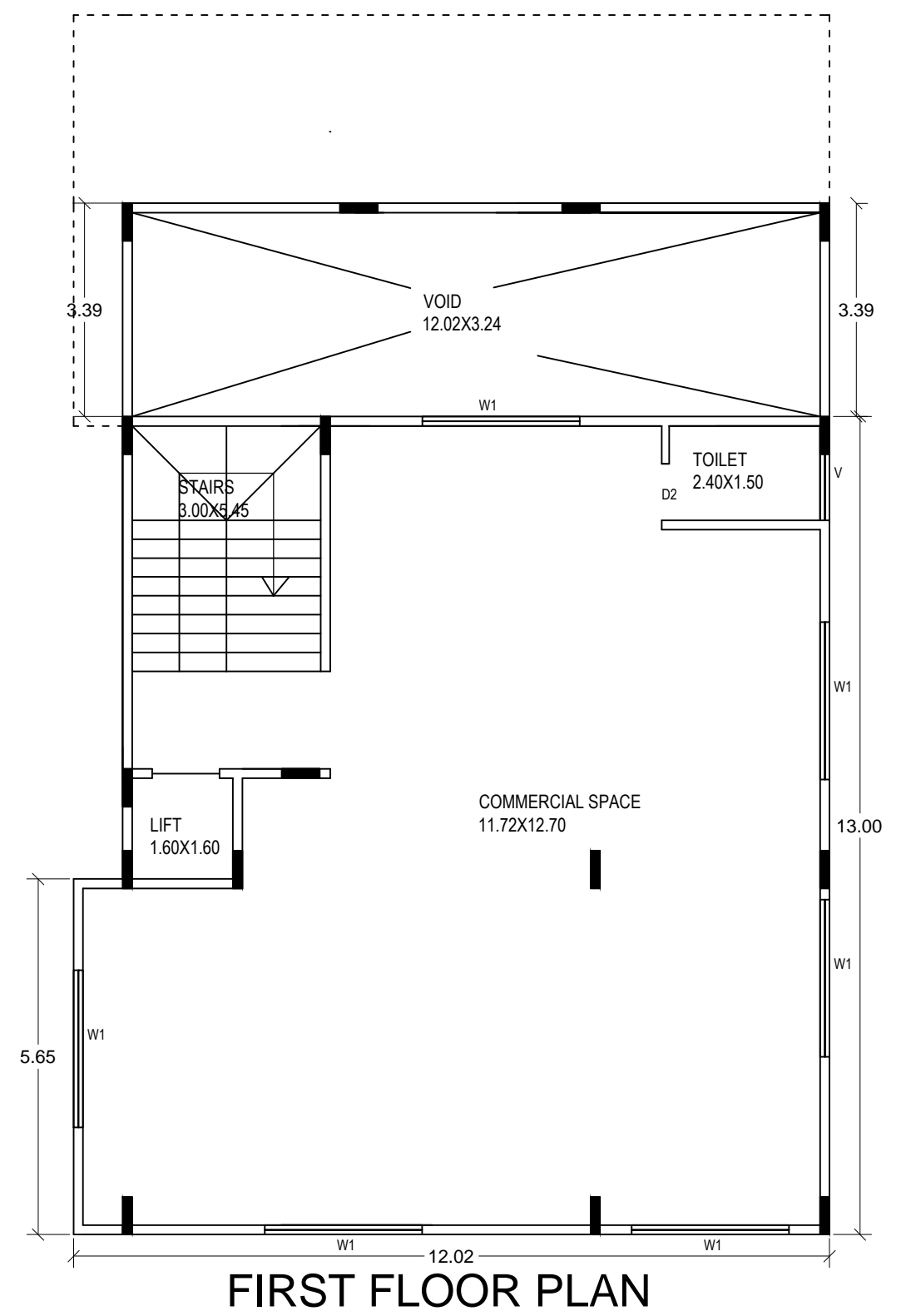
45.00 M WIDE ROAD

BASEMENT FLOOR PLAN

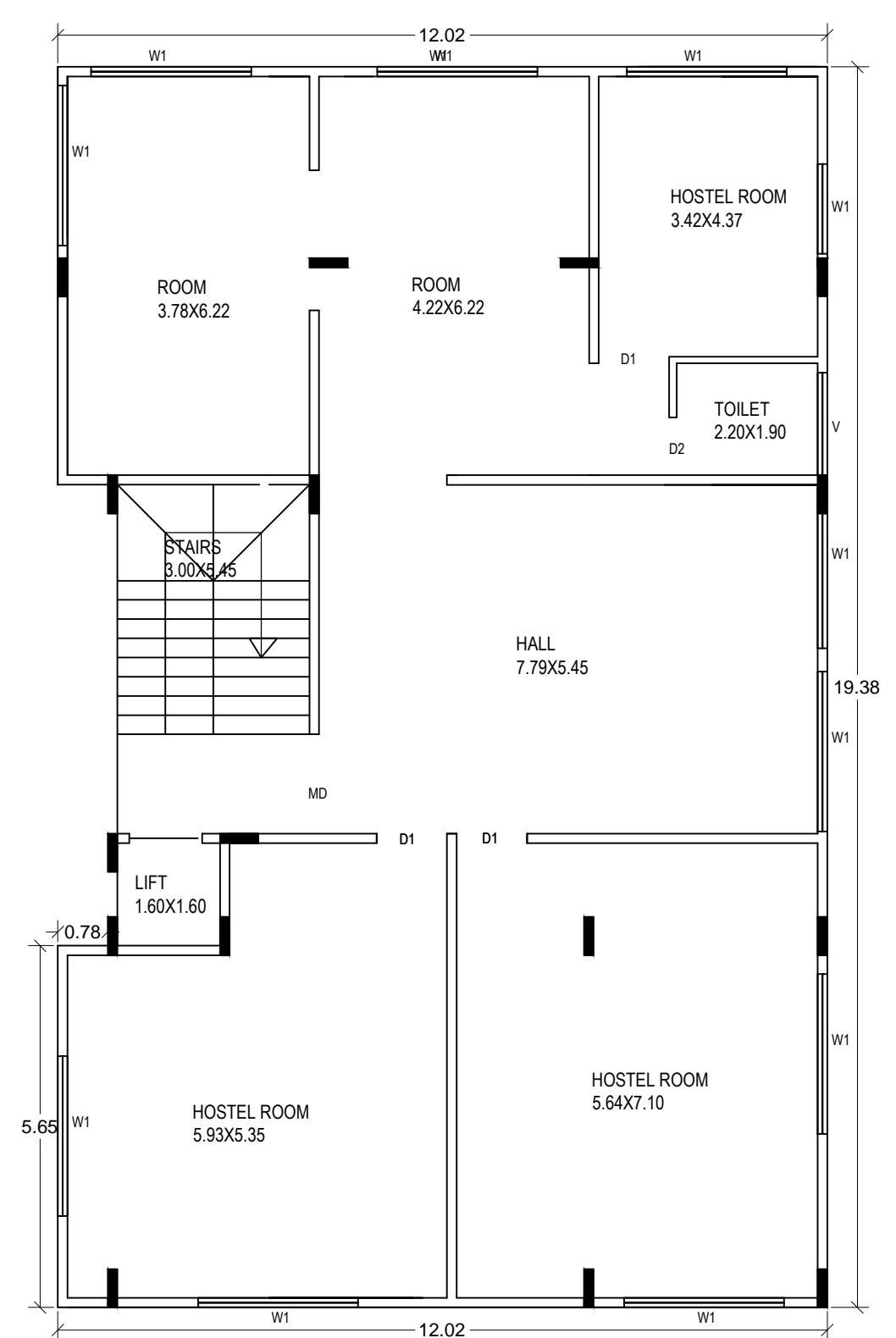


45.00 M WIDE ROAD

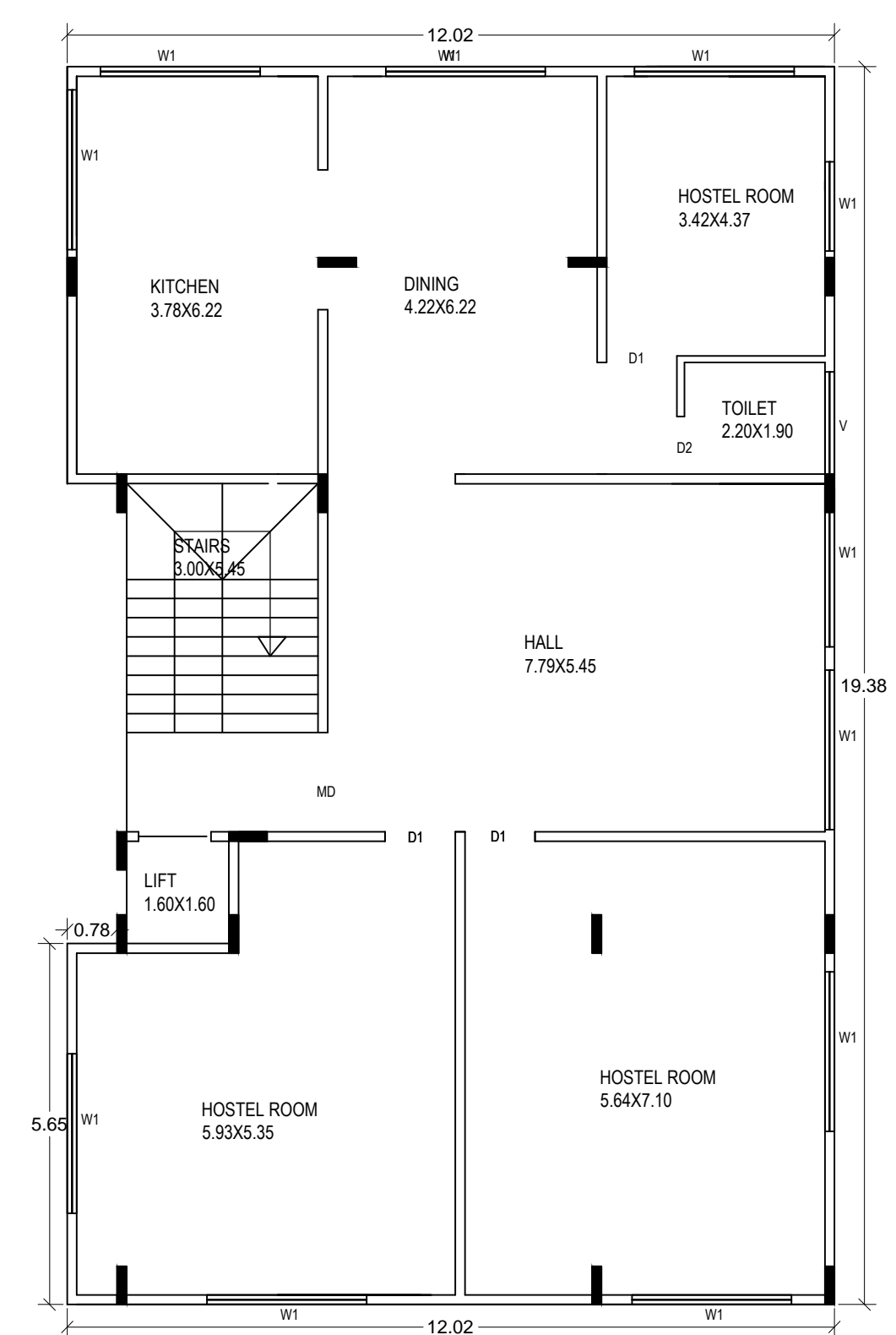
GROUND FLOOR PLAN



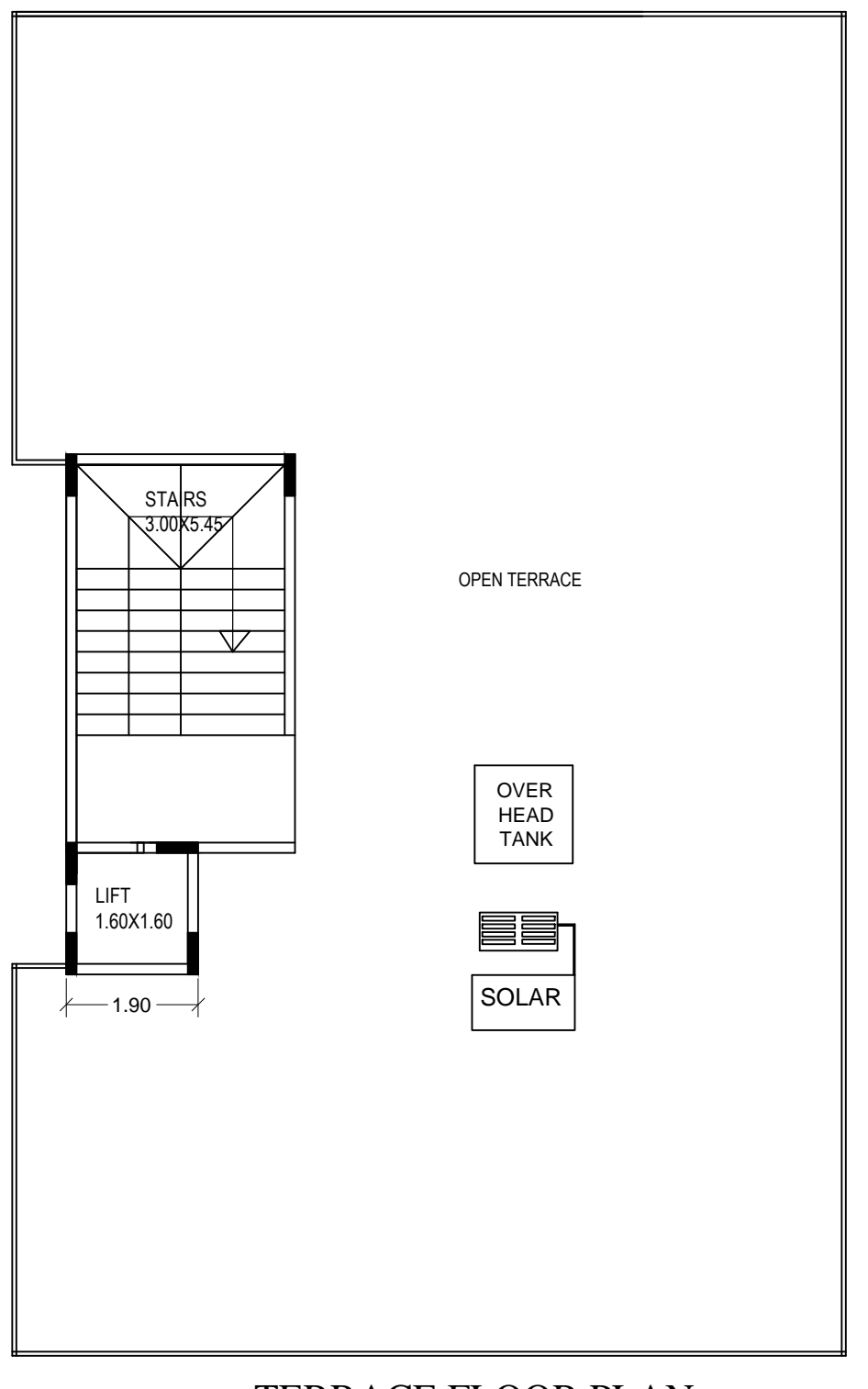
FIRST FLOOR PLAN



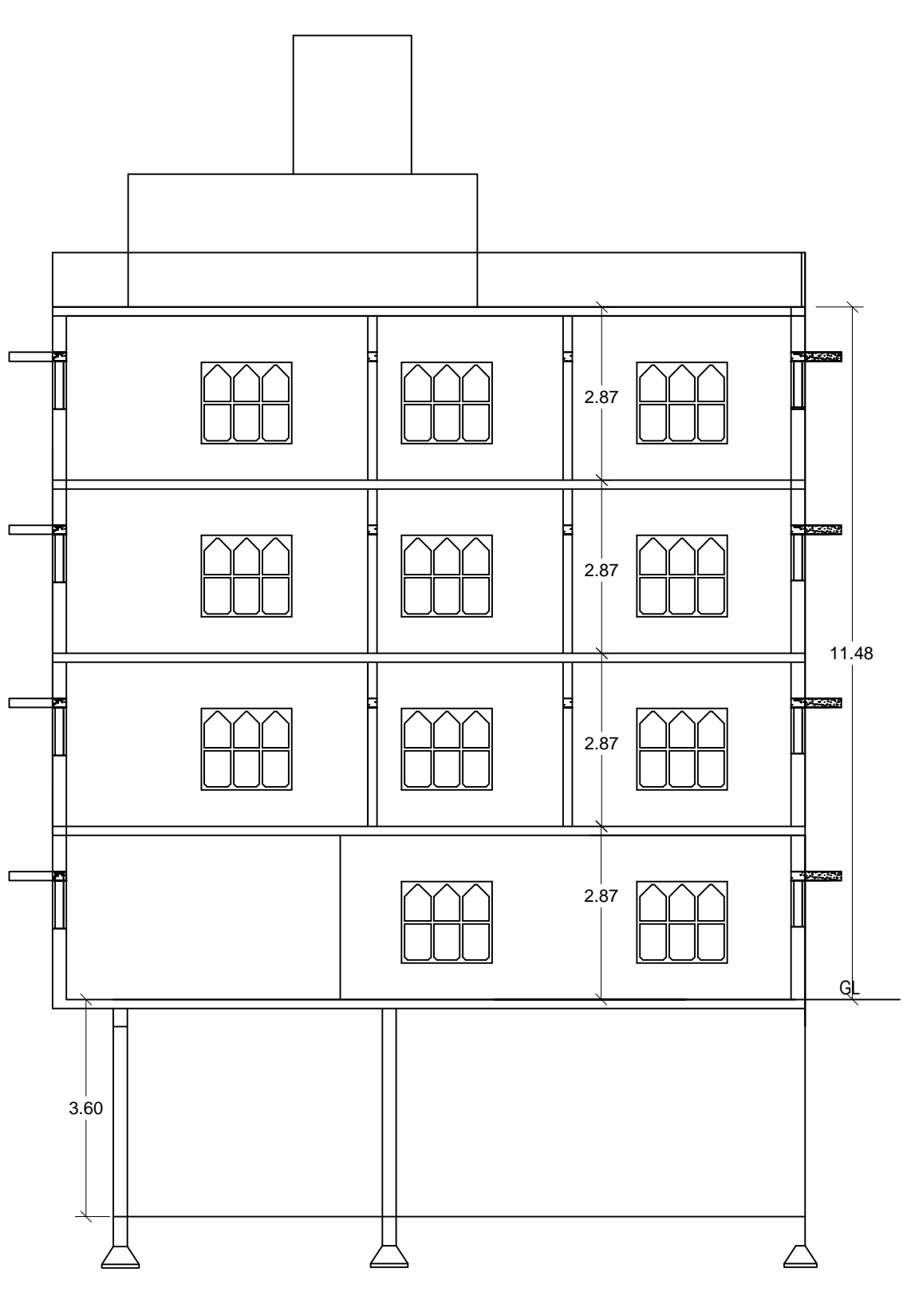
SECOND FLOOR PLAN



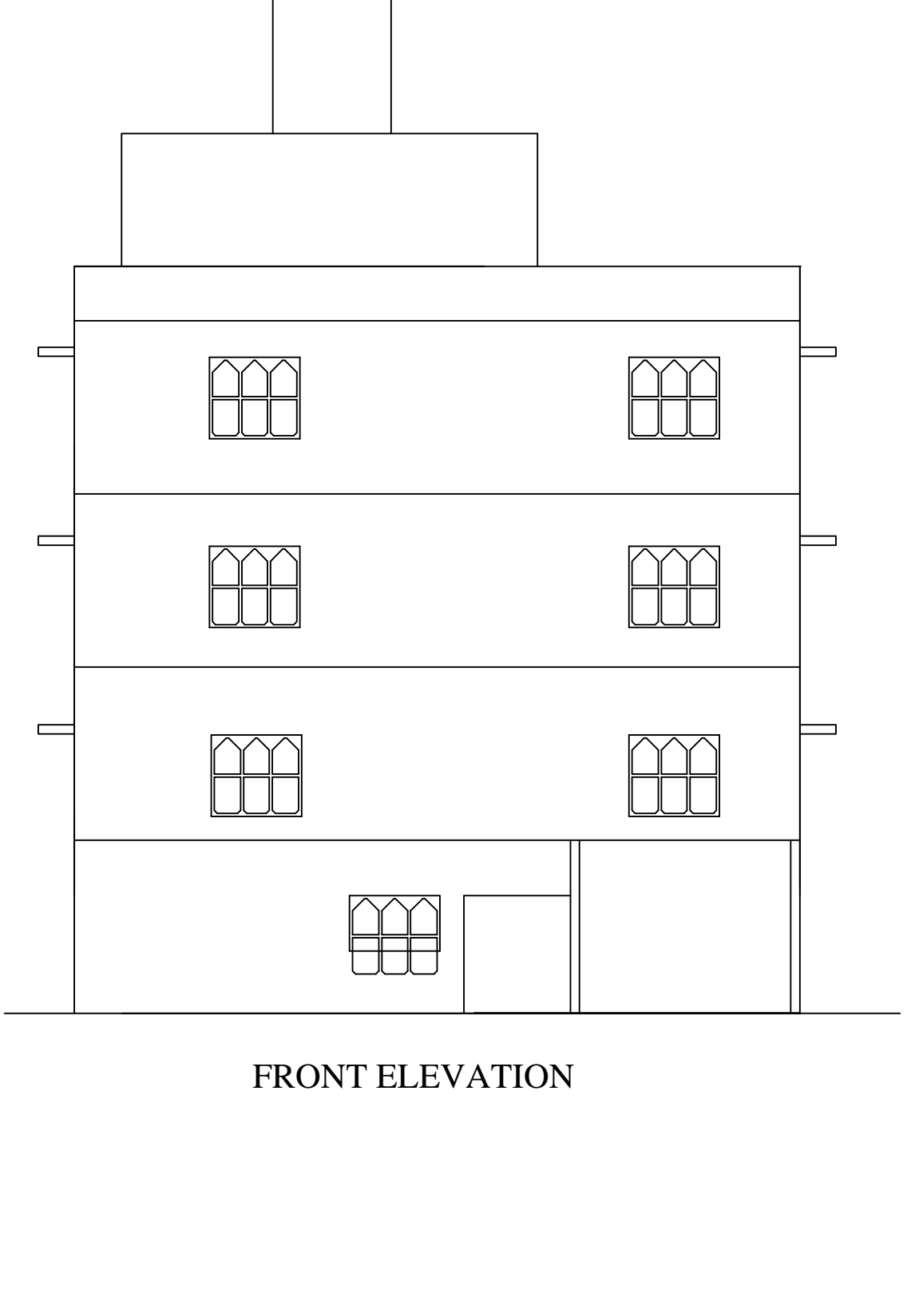
THIRD FLOOR PLAN



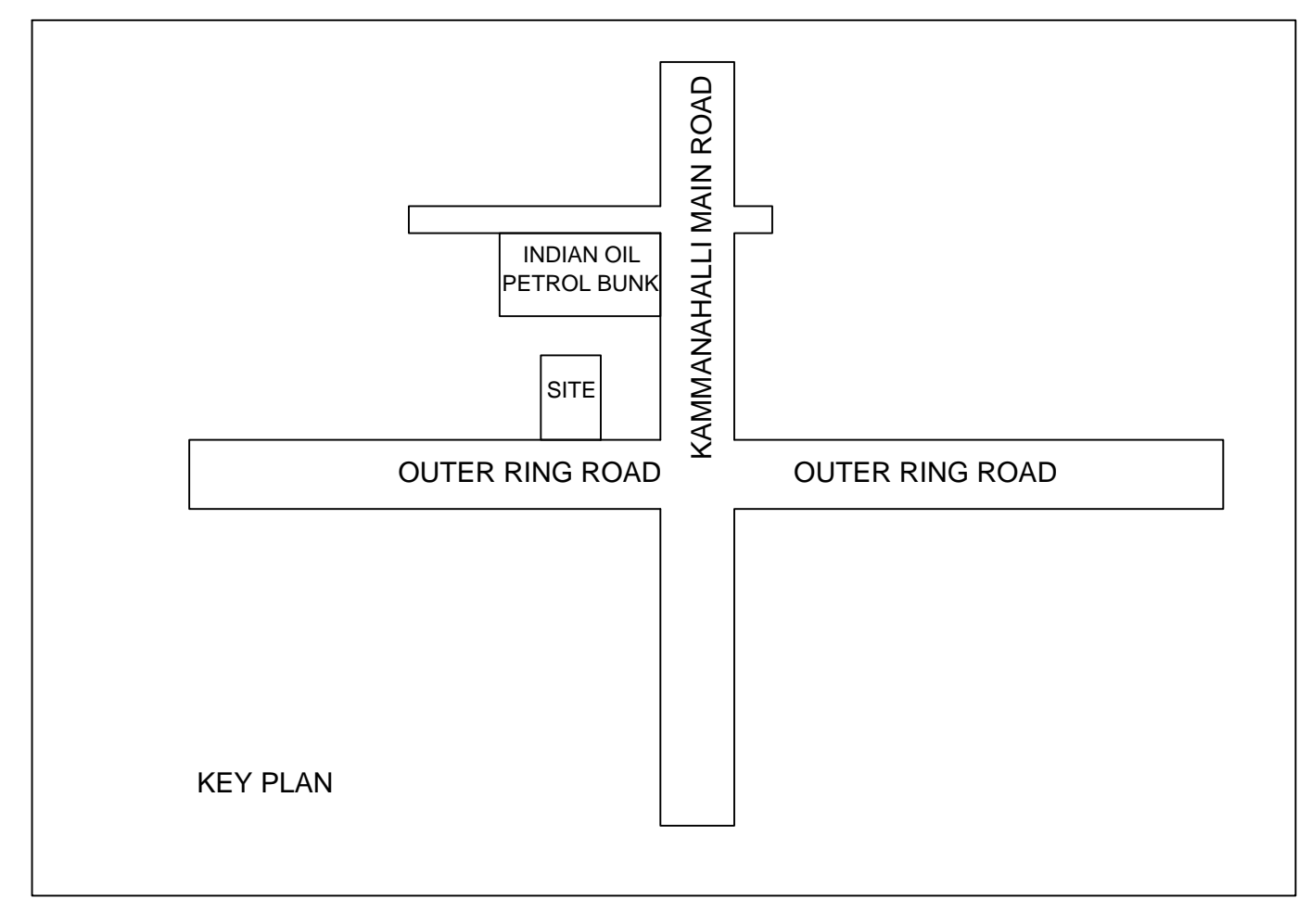
TERRACE FLOOR PLAN



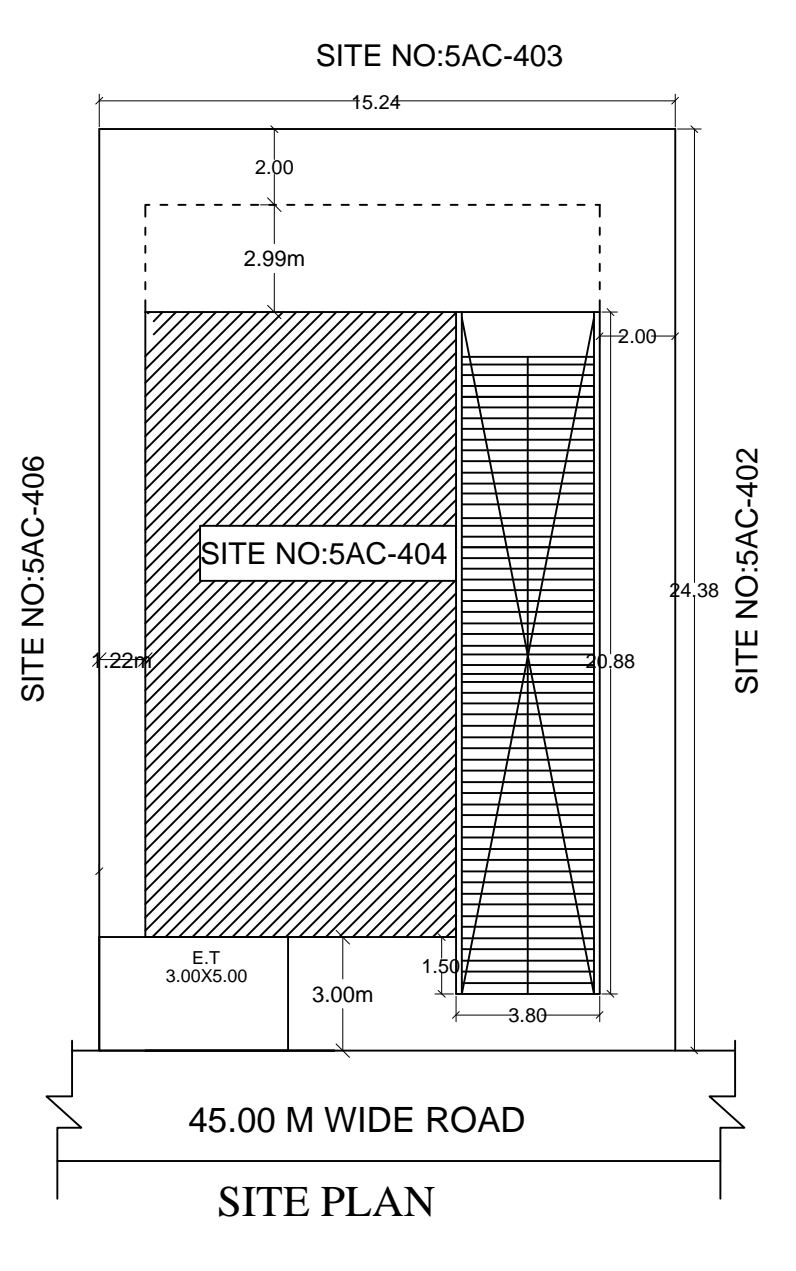
SECTION AT X-X



FRONT ELEVATION



KEY PLAN



SITE PLAN

Approval Condition:  
 This Plan Sanction is issued subject to the following conditions:  
 1. Sanction is accorded for the Commercial Building at SAC-404, 2ND BLOCK, H R B R LAYOUT WARD NO-29, Bangalore  
 a) Consist of Basement + 1 Ground + 3 only.  
 2. Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.  
 3. 110.00 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 line to be used by BWS&S and BESCOM if any.  
 5. Necessary ducts for running telephone cables, cuboids at ground level for postal services & space for dumping garbage within the premises shall be provided.  
 6. The applicant shall ensure all workers involved in the construction work against any accident/unlucky 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. 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. 3.5) under sub-section IV-8 (a) 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. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.  
 17. Drinking water supplied by BWS&S 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(2).  
 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 a about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the B&M.P.  
 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 (Hosdang/Hoodang) 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 register 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. B&M.P. 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 Notes

COLOR INDEX

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

AREA STATEMENT (B&M.P)	VERSION NO: 1.0.11
PROJECT DETAIL:	VERSION DATE: 01/11/2018
Authority: B&M.P	Plot Use: Commercial
Inward No: B&M.P/Ad.Com./EST/1539/19-20	Plot SubUse: Business Office
Application Type: General	Land Use Zone: Commercial (Mutation/Corner)
Proposal Type: Building Permission	Plot/Sub-Plot No.: SAC-404
Nature of Sanction: New	PID No.: (As per Khata Extract): 89-398-SAC-404
Location: Ring-II	Locality / Street of the property: 2ND BLOCK, H R B R LAYOUT, WARD NO-29
Building Line Specified as per Z.R. NA	
Zone: East	
Ward: Ward-029	
Planning District: 217-Kammanahalli	
AREA DETAILS	SQ.MT.
AREA OF PLOT (Minimum)	(A) 371.55
NET AREA OF PLOT	(A-Deductions) 371.55
COVERAGE CHECK	
Permissible Coverage Area (50.00%)	185.78
Proposed Coverage Area (65.59%)	184.27
Achieved Net Coverage Area (49.59%)	184.27
Balance coverage area left (0.41%)	1.51
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.25)	1207.54
Additional F.A.R. within Ring II and I (for amalgamated plot -)	0.00
Allowable TOR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR Area (3.25)	1207.54
Residential FAR (62.00%)	449.53
Commercial FAR (38.00%)	275.49
Proposed FAR Area	725.03
Achieved Net FAR Area (1.95)	725.03
Balance FAR Area (1.30)	482.51
BUILT UP AREA CHECK	
Proposed BuiltUp Area	1173.88
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	1188.88

Approval Date : 05/15/2020 5:38:28 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	B&M.P/3940/DCH19-20	B&M.P/3940/DCH19-20	3505.9	Online	9782595235	02/03/2020	220201A8
				Head	Amount (INR)		
				Sourity Fee	3505.9	-	

Block - B (KK)

Floor Name	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)					Proposed FAR Area (Sq.m)		Total FAR Area (Sq.m)	Carpet Area other than Terment.
		StarCase	Lift	Lift Machine	Void	Ramp	Resi.	Commercial		
Terrace Floor	24.85	22.30	0.00	2.56	0.00	0.00	0.00	0.00	0.00	0.00
Third Floor	227.33	0.00	2.56	0.00	0.00	0.00	224.77	0.00	224.77	196.59
Second Floor	227.33	0.00	2.56	0.00	0.00	0.00	224.77	0.00	224.77	196.59
First Floor	188.65	0.00	2.56	0.00	35.45	0.00	150.64	150.64	0.00	0.00
Ground Floor	184.28	0.00	2.56	0.00	55.85	0.00	124.85	124.85	0.00	0.00
Basement Floor	321.45	0.00	0.00	0.00	0.00	103.62	0.00	0.00	0.00	0.00
Total:	1173.88	22.30	10.24	2.56	92.30	103.62	449.54	275.49	725.03	393.18
Number of Same Blocks	1									
Total:	1173.88	22.30	10.24	2.56	92.30	103.62	449.54	275.49	725.03	393.18

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (KK)	D1	0.90	2.10	03
B (KK)	D1	1.10	2.10	10
B (KK)	MD	1.50	2.10	05

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (KK)	V	1.50	2.10	01
B (KK)	V	1.60	2.10	02
B (KK)	W	1.80	1.80	10
B (KK)	WT	2.50	2.10	25

UnitBUA Table for Block - B (KK)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Terment
GROUND FLOOR PLAN	SPLIT 1	OFFICE	96.14	96.14	1	1
FIRST FLOOR PLAN	SPLIT 1	OFFICE	122.43	122.43	2	1
Total:	-	-	218.57	218.57	3	2

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
B (KK)	Commercial	Professional Office	Bldg upto 11.5 mt. Ht.	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.m)	Regd.	Units	Car	Prep.	
B (KK)	Commercial	Hotel	> 5	10	-	-	-	
		Professional Office	> 0	50	275.49	1	6	-
		Office	-	-	-	-	7	8
Total:	-	-	-	-	-	-	-	

Parking Check (Table 7b)

Vehicle Type	Regd.		Achieved	
	No.	Area (Sq.m)	No.	Area (Sq.m)
Car	7	96.25	4	55.00
Two Stack Car	-	-	4	55.00
Total Car	7	96.25	8	110.00
TwoWheeler	-	-	0	0.00
Other Parking	-	-	0	0.00
Total	7	96.25	8	110.00

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)					Proposed FAR Area (Sq.m)		Total FAR Area (Sq.m)	Carpet Area other than Terment.
			StarCase	Lift	Lift Machine	Void	Ramp	Resi.	Commercial		
B (KK)	1	1173.88	22.30	10.24	2.56	92.30	103.62	449.54	275.49	725.03	393.18
Grand Total:	1	1173.88	22.30	10.24	2.56	92.30	103.62	449.54	275.49	725.03	393.18

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date: 15/05/2020 vide lp number: B&M.P./Ad.Com./EST/1539/19-20. 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.

Name: LAKSHMANA  
 Designation: ASSISTENT Director Town Planning (ADTP)  
 Office: BHRUHAT BANGALORE MAHANAGARA  
 Date: 05-Sep-2020 11:00:04

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST)

BHRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
 B. KRISHNA KUMAR AND OTHER'S SAC-404, 2ND BLOCK, H R B R LAYOUT, WARD NO-29, BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE  
 K MANJAPPA NO-2240,4TH CROSS,SHIVAJI NAGAR,NAGARA BHAVI MAIN ROAD, BANGALORE-560072  
 BCC/BL-3/6/SE-0312-2018-19

PROJECT TITLE :  
 PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL & HOSTEL BUILDING AT SITE NO-SAC-404, 2ND BLOCK, H R B R LAYOUT, BANGALORE, WARD NO-29.

DRAWING TITLE : 846109710-12-03-2020  
 10-50-11\$, SRAMESH KAMMANAHALLI

SHEET NO : 1