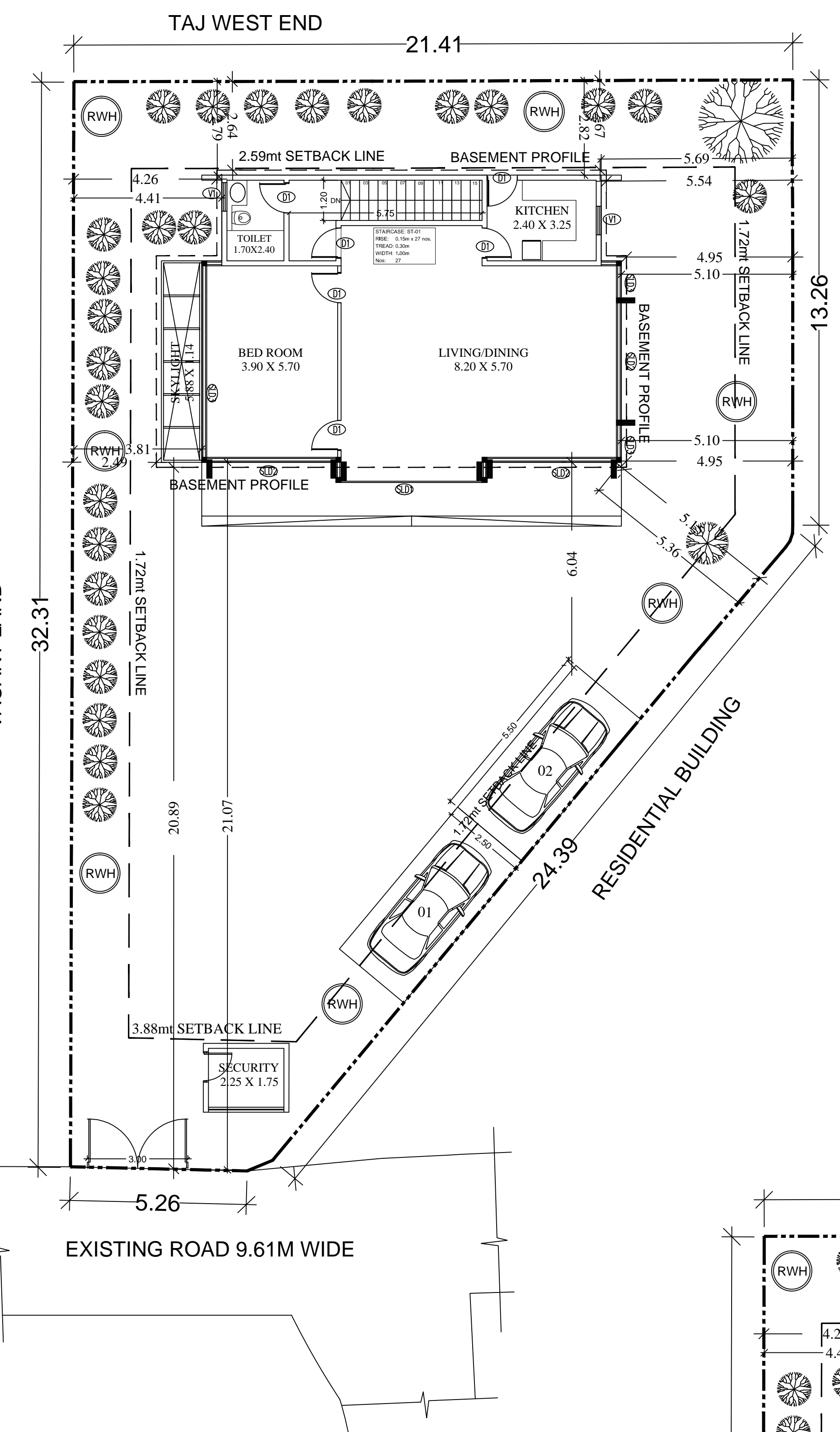
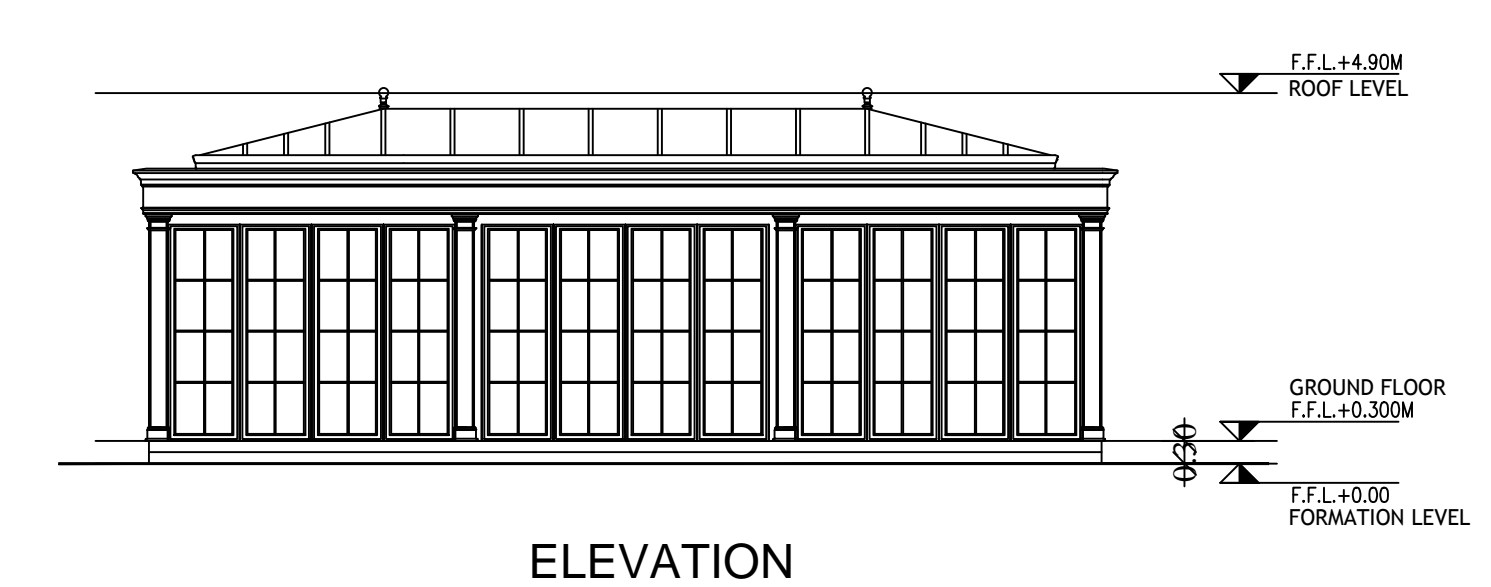


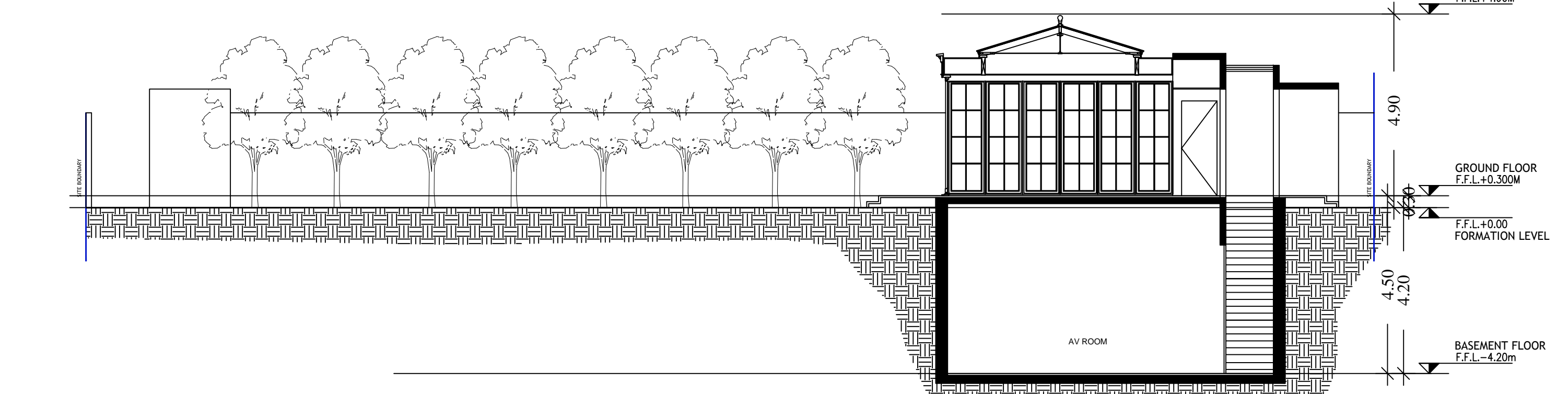
**BASEMENT FLOOR PLAN** FFL - 4.20M LVL



**GROUND FLOOR PLAN** FFL +0.30M LVL  
SURFACE PARKING PROVIDED = 02 NOS



**ELEVATION**



**CROSS SECTION**

**Block A (RESIDENTIAL BUILDING)**

| Floor Name                  | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tmt (No.) |
|-----------------------------|------------------------------|-----------------------------|----------------------------|-------------------------|-----------|
| Ground Floor                | 106.52                       | 5.22                        | 101.30                     | 101.30                  | 00        |
| Basement Floor              | 117.78                       | 0.00                        | 117.78                     | 117.78                  | 01        |
| <b>Total:</b>               | <b>224.30</b>                | <b>5.22</b>                 | <b>219.08</b>              | <b>219.08</b>           | <b>01</b> |
| Total Number of Same Blocks | 1                            |                             |                            |                         |           |
| <b>Total:</b>               | <b>224.30</b>                | <b>5.22</b>                 | <b>219.08</b>              | <b>219.08</b>           | <b>01</b> |

**SCHEDULE OF JOINERY:**

| BLOCK NAME               | NAME | LENGTH | HEIGHT | NOS |
|--------------------------|------|--------|--------|-----|
| A (RESIDENTIAL BUILDING) | D1   | 0.90   | 2.10   | 06  |
| A (RESIDENTIAL BUILDING) | SLD1 | 4.20   | 2.10   | 01  |

**SCHEDULE OF JOINERY:**

| BLOCK NAME               | NAME | LENGTH | HEIGHT | NOS |
|--------------------------|------|--------|--------|-----|
| A (RESIDENTIAL BUILDING) | W    | 0.90   | 1.20   | 02  |
| A (RESIDENTIAL BUILDING) | GL1  | 3.85   | 1.20   | 02  |
| A (RESIDENTIAL BUILDING) | GL   | 5.70   | 1.20   | 02  |

**Unit/BUA Table for Block A (RESIDENTIAL BUILDING)**

| FLOOR              | Name                 | UHBUA Type | UHBUA Area    | No. of Rooms | No. of Tenement |
|--------------------|----------------------|------------|---------------|--------------|-----------------|
| BASMENT FLOOR PLAN | RESIDENTIAL BUILDING | FLAT       | 219.08        | 1            | 1               |
| GROUND FLOOR PLAN  | RESIDENTIAL BUILDING | FLAT       | 0.00          | 4            | 0               |
| <b>Total:</b>      |                      |            | <b>219.08</b> | <b>5</b>     | <b>1</b>        |

**Block USE/SUBUSE Details**

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

**Required Parking (Table 7a)**

| Block Name               | Type        | SubUse                   | Area (Sq.mt.) | Reqt. | Prop. | Reqt./Unit | Car Reqt. | Prop. |
|--------------------------|-------------|--------------------------|---------------|-------|-------|------------|-----------|-------|
| A (RESIDENTIAL BUILDING) | Residential | Plotted Resi development | 50 - 225      | 1     | -     | 1          | 1         | -     |
| <b>Total:</b>            |             |                          |               | -     | -     | -          | 1         | 2     |

**Parking Check (Table 7b)**

| Vehicle Type | Reqt.    | Achieved |
|--------------|----------|----------|
| Car          | 2        | 2        |
| <b>Total</b> | <b>2</b> | <b>2</b> |

**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.) | Tmt (No.)   |
|--------------------------|------------------|------------------------------|-----------------------------|----------------------------|-------------------------|-------------|
| A (RESIDENTIAL BUILDING) | 1                | 224.30                       | 5.22                        | 219.08                     | 219.08                  | 01          |
| <b>Grand Total:</b>      | <b>1</b>         | <b>224.30</b>                | <b>5.22</b>                 | <b>219.08</b>              | <b>219.08</b>           | <b>1.00</b> |

Approval Condition:  
This Plan Sanction is issued subject to the following conditions:  
1. Sanction is accorded for the Residential Building at 447-1, DEVARAJ URS ROAD(RACECOURSE ROAD) FAIRFIELD LAY OUT WARD NO 93 VASANTHAGAR BENGALURU, Bangalore.  
a) Consist of Basement + 1 Ground + 0 only.  
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.  
3. 27.50 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. 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 first 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 (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 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 50(a).  
19. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority 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 first time.  
20. The Builder / Contractor / Professional responsible for supervision of work 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 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 (HosadaagHoodies) 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 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".  
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.

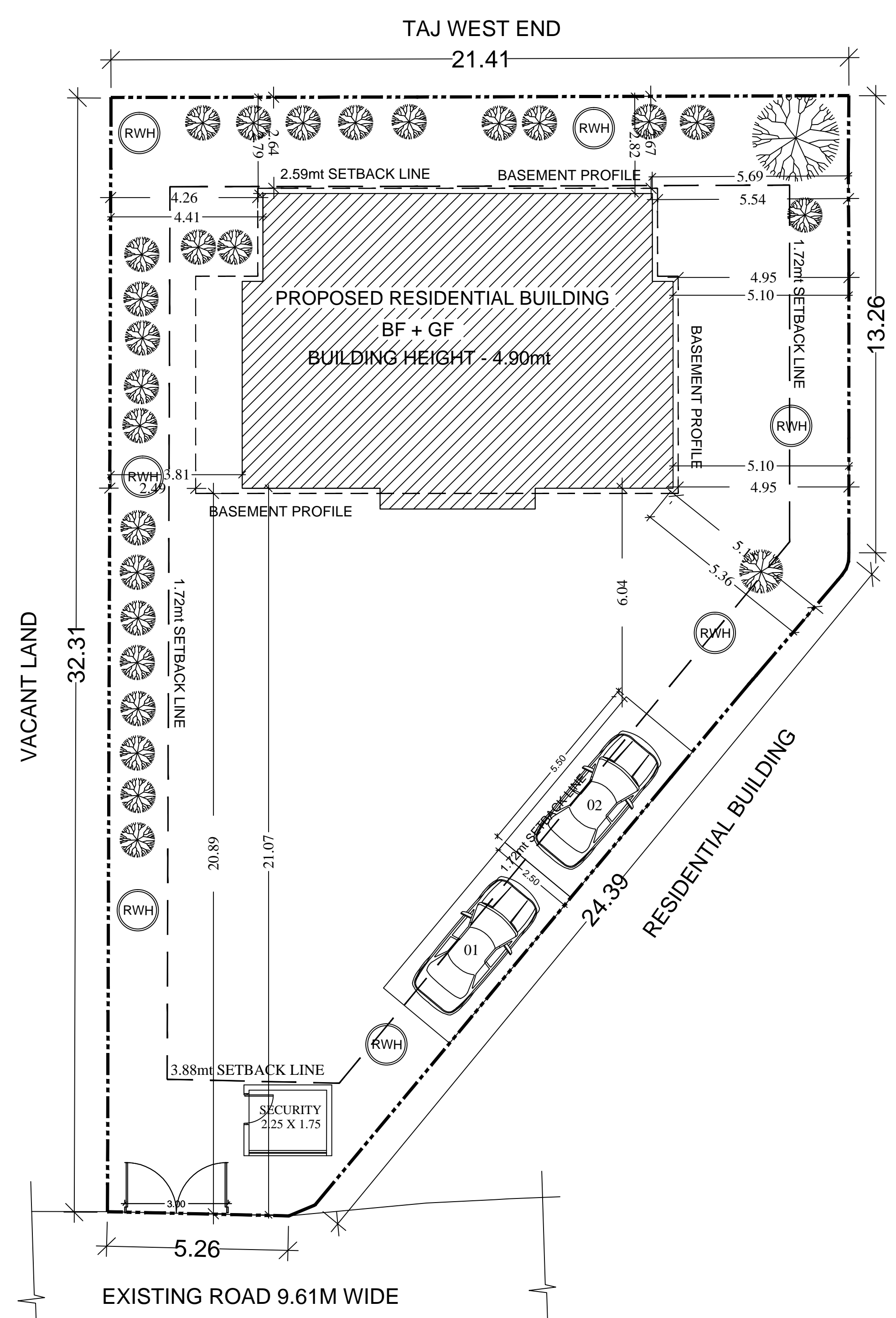
**Color Notes**  
**COLOR INDEX**  
PLOT BOUNDARY  
ABUTTING ROAD  
PROPOSED WORK (COVERAGE AREA)  
EXISTING (To be retained)  
EXISTING (To be demolished)

| AREA STATEMENT (BMP)  | VERSION DATE: 26/06/2020               | VERSION NO: 1.0.13  |
|---|--|---|
| PROJECT DETAIL:   | Authority: BBMP                        | Plot Use: Residential   |
|   | Inward No: BBMP/AD.COM./EST/0258/20-21 | Plot SubUse: Plotted Resi development   |
|   | Application Type: General              | Land Use Zone: Commercial (Business)  |
|   | Proposed Type: Building Permission     | Plot/Sub Plot No: 447-1   |
|   | Nature of Sanction: NEW                | Khata No. (As per Khata Extract): 447-1   |
|   | Location: RW/1                         | PID No. (As per Khata Extract): 77-105-447  |
|   | Building Line Specified as per Z.R. NA | Locality / Street of the property: DEVARAJ URS ROAD(RACECOURSE ROAD) FAIRFIELD LAY OUT WARD NO 93 VASANTHAGAR BENGALURU |
| Zone: East  |  |   |
| Ward: Ward-083  |  |   |
| Planning District: 104-Vasanthnagar                             |  |   |
| AREA DETAILS:   |  | SQ.MT.  |
| AREA OF PLOT (Minimum)  | (A)                                    | 547.19  |
| NET AREA OF PLOT  | (A-Deductions)                         | 547.19  |
| COVERAGE CHECK  |  |   |
| Permissible Coverage area (50.00 %)                             |  | 273.60  |
| Proposed Coverage Area (27.58 %)                                |  | 149.81  |
| Achieved Net coverage area (21.89 %)                            |  | 119.81  |
| Balance coverage area mt. (28.11 %)                             |  | 153.79  |
| FAR CHECK   |  |   |
| Permissible F.A.R. as per zoning regulation 2015 (1.75)         |  | 957.58  |
| Additional F.A.R. within Ring I and II for amalgamated plot (-) |  | 0.00  |
| Allowable TDR Area (80% of Perm FAR)                            |  | 0.00  |
| Premium FAR for Plot within impact Zone (-)                     |  | 1.00  |
| Total Perm. FAR area (1.75)                                     |  | 957.58  |
| Residential FAR (100.00%)                                       |  | 219.08  |
| Proposed FAR Area   |  | 219.08  |
| Achieved Net FAR Area (0.40)                                    |  | 219.08  |
| Balance FAR Area (1.35)   |  | 738.50  |
| BUILT UP AREA CHECK   |  |   |
| Proposed BuiltUp Area   |  | 224.30  |
| Achieved BuiltUp Area   |  | 224.30  |

Approval Date: 07/28/2020 11:28:51 AM

**Payment Details**

| Sr No. | Challan Number    | Receipt Number    | Amount (INR) | Payment Mode | Transaction Number | Payment Date          | Remark |
|--------|-------------------|-------------------|--------------|--------------|--------------------|-----------------------|--------|
| 1      | BBMP/6314CHV20-21 | BBMP/6314CHV20-21 | 4192.04      | Online       | 190409549F         | 07/04/2023 5:20:01 PM | -      |
|        | No.               | Head              | Amount (INR) |              |                    |                       | Remark |
|        | 1                 | Suratry Fee       | 4192.04      |              |                    |                       |        |



**SITE PLAN**  
SCALE :- 1:100

Note: Earlier plan sanction vide L.P.No. \_\_\_\_\_ dated: \_\_\_\_\_ is deemed cancelled. The modified plans are approved in accordance with the acceptance for approval by the Assistant director of town planning ( EAST ) on date: 28/07/2020. Vide lp number: BBMP/AD.COM./EST/0258/20-21 subject to terms and conditions laid down along with this modified building plan approval.

SURFACE PARKING PROVIDED = 02 NOS

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

OWNER / GPA HOLDER'S SIGNATURE  
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
RAJ A MENDA THE HAVEN #781-A, BENSON CROSS ROAD, BENSON TOWN BENGALURU NORTH

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE  
T. M. THOMAS 3214 Kasturba Road Cross.#3214 Kasturba Road Cross. BCC/BL-3.6/A-06/1984-85

PROJECT TITLE :  
PROPOSED RESIDENTIAL BUILDING AT SITE NO - 447-1, DEVARAJ URS ROAD(RACECOURSE ROAD), FAIRFIELD LAY OUT, WARD NO-93, VASANTHAGAR, BENGALURU, PID NO - 77-105-447.

DRAWING TITLE : 1161765192-27-07-2020  
03-43-09S\_\$FOR CORRECTED PRE  
DCR 25-07-2020

SHEET NO : 1