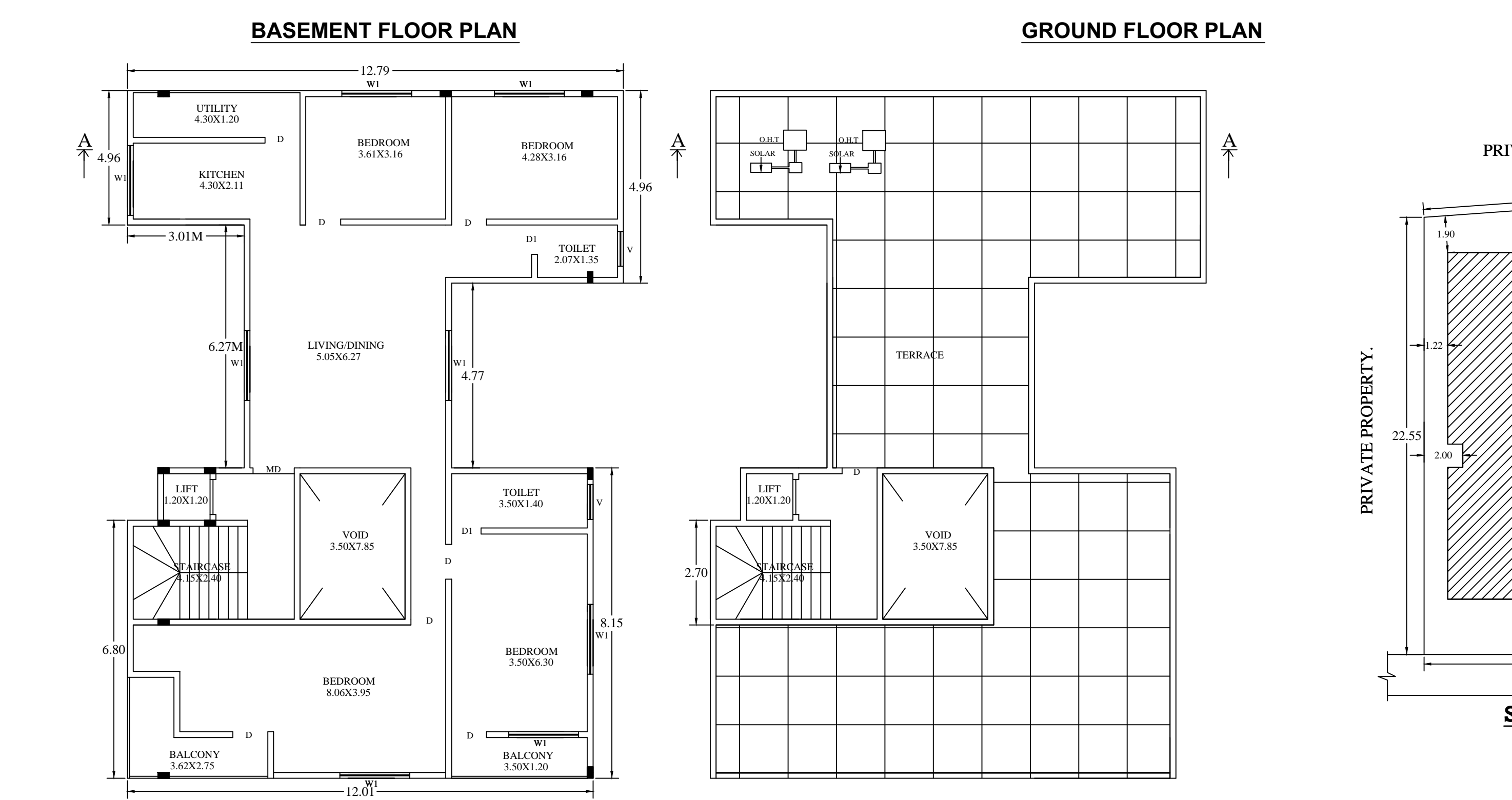
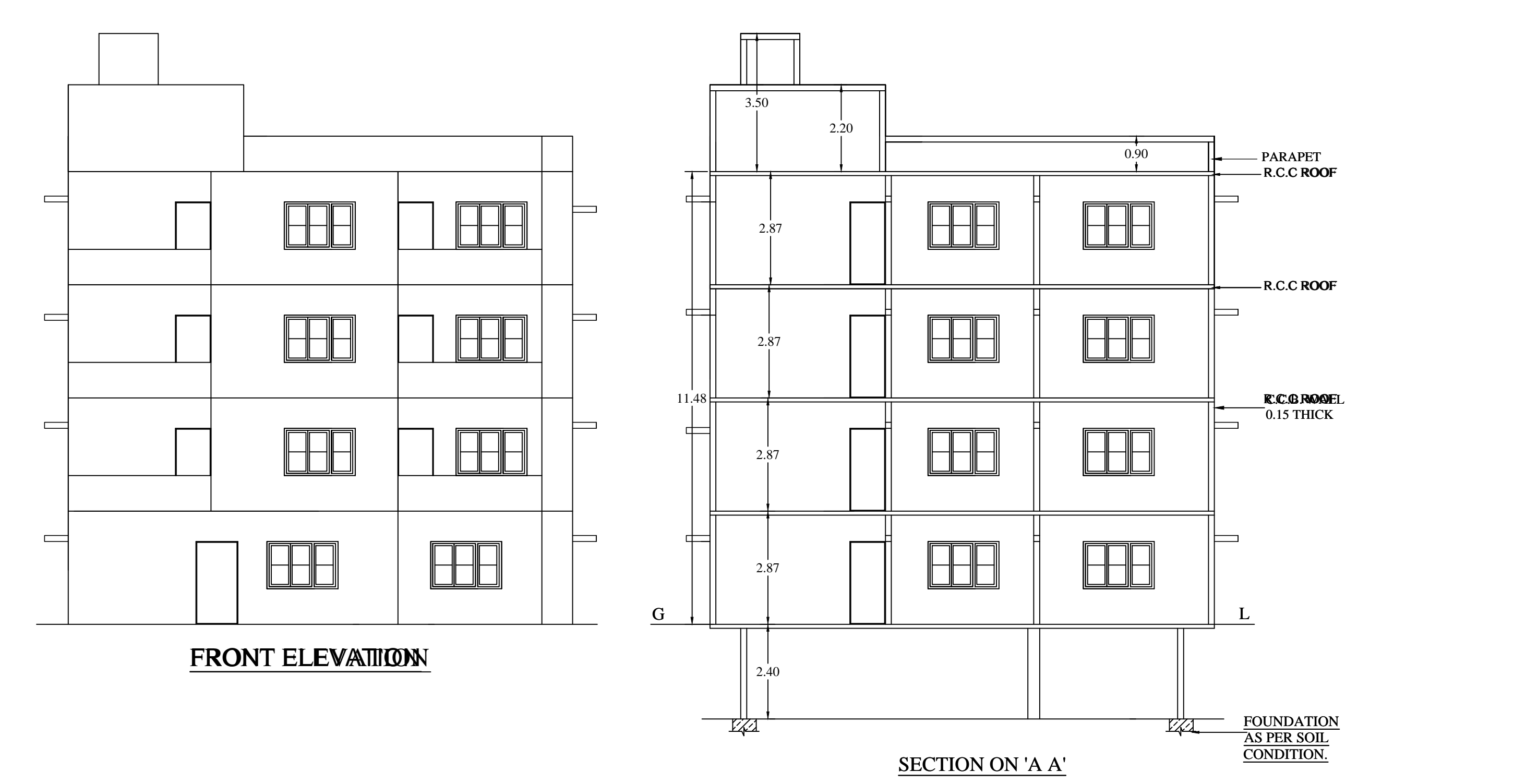


FIRST FLOOR PLAN



TERRACE FLOOR PLAN



FRONT ELEVATION

SECTION ON 'A-A'

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- The sanction is accorded for.
- Consisting of Block - A (A) Wing - A-1 (A) Consisting of BASEMENT, GF+2UF.
- Car Parking reserved in the plan should 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 construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- 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 / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C (E&D) code leaving 3.00 mts. from the building within the premises.
- The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per By-Law No. 25.
- 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.
- 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 By-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 (By-law No. 3.6) under sub section IV-8 (b) 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.
- Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
- 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 By-law 32(a).
- The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. BS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- The applicant should provide solar water heaters as per table 17 of By-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (By-laws - 31) of Building by-laws 2003 shall be ensured.
- The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide S.No. 23, 24, 25 & 26 are provided in the building.
- The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10:00 PM and shall not resume the work earlier than 7:00 AM to avoid trouble during late hours and early morning hours.

Color Notes

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

AREA STATEMENT (BBMP)		VERSION NO. 1.0.16
PROJECT DETAIL:		VERSION DATE: 10/11/2020
Authority: BBMP	Plot Use: Residential	
Inward No: BBMP/AG/Com/EST/0730/20-21	Plot SubUse: Plotted Resi development	
Application Type: Suvama Parvangi	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No: 20/5	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 95-1-20/5	
Location: RING-II	Locality / Street of the property: Sultnapalya, Bengaluru.	
Building Line Specified as per Z.R. NA		
Zone: East		
Ward: Ward-032		
Planning District: 216-Kavali		
Bylaws:		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	351.81
NET AREA OF PLOT	(A-Deductions)	351.81
COVERAGE CHECK		
Permissible Coverage area (75.00 %)		263.86
Proposed Coverage Area (46.57 %)		163.82
Achieved Net Coverage area (46.57 %)		163.82
Balance coverage area left (28.44 %)		100.04
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.35)		615.67
Additional F.A.R within Ring land II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm FAR)		0.00
Premium FAR for Plot within impact Zone (-)		0.00
Total Perm. FAR area (1.75)		615.67
Proposed FAR (100.00%)		562.11
Proposed FAR Area		562.11
Achieved Net FAR Area (1.50)		562.11
Balance FAR Area (0.15)		53.56
BUILT UP AREA CHECK		
Proposed BuiltUp Area		985.59
Substructure Area Add in BUA (Layout Liv)		0.17
Achieved BuiltUp Area		985.76

Approval Date : 12/01/2020 4:17:01 PM

Payment Details

Sr.No.	Challan Number	Receipt Number	Amount (NR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/19028/CH/20-21	BBMP/19028/CH/20-21	22	Online	11674744793	11/24/2020 2:18:43 PM	-
	No.	Head	Amount (NR)		Amount (NR)		Remark
	1	Scrutiny Fee	22				

Block 'A' (A)										
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)
		StairCase	Lift	Lift Machine	Void	Ramp	Parking			
Terrace Floor	15.78	14.34	0.00	1.44	0.00	0.00	0.00	0.00	0.00	00
Third Floor	179.54	12.56	1.44	0.00	10.16	0.00	0.00	155.38	155.38	01
Second Floor	179.54	12.56	1.44	0.00	10.16	0.00	0.00	155.38	155.38	01
First Floor	179.52	12.56	1.44	0.00	10.16	0.00	0.00	155.36	155.36	01
Ground Floor	163.82	7.08	1.44	0.00	0.00	59.32	95.98	95.98	95.98	01
Basement Floor	267.39	0.00	1.44	0.00	0.00	68.74	197.21	0.00	0.00	00
Total	985.59	59.10	7.20	1.44	30.48	68.74	256.53	562.10	562.10	04
Total Number of Same Blocks	1									
Total	985.59	59.10	7.20	1.44	30.48	68.74	256.53	562.10	562.10	04

UnitBUA Table for Block 'A' (A)							
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
GROUND FLOOR PLAN	SPLIT 1	FLAT	95.98	95.98	3	1	
FIRST FLOOR PLAN	SPLIT 2	FLAT	153.19	153.19	7	1	
TYPICAL - 2& 3 FLOOR PLAN	SPLIT 3 & 4	FLAT	153.21	153.21	7	2	
Total	-	-	555.60	555.60	24	4	

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.)	Trmt (No.)
			StairCase	Lift	Lift Machine	Void	Ramp	Parking			
A (A)	1	985.59	59.10	7.20	1.44	30.48	68.74	256.53	562.10	562.10	04
Grand Total	1	985.59	59.10	7.20	1.44	30.48	68.74	256.53	562.10	562.10	4.00

Parking Check (Table 7b)					
Vehicle Type	No.	Reqd.		Achieved	
		Area (Sq.mt.)	No.	Area (Sq.mt.)	No.
Car	4	55.00	4	55.00	
Total Car	4	55.00	4	55.00	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	252.27	
Total	-	-	68.75	307.27	

Required Parking (Table 7a)							
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.
A (A)	Residential	Plotted Resi development	50-225	1	-	1	4
Total:	-	-	-	-	-	4	4

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

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D1	0.76	2.10	06
A (A)	D	0.90	2.10	14
A (A)	MD	1.06	2.10	04

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	V	1.20	2.10	12
A (A)	W1	1.80	2.10	86

OWNER / GPA HOLDER'S SIGNATURE
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
 Mr. DEVENDAR SINGH, GPA HOLDER M/MS ELITE BUILDERS & CONTRACTORS Rep by SYED KHALID & ASLAM AHMED Sultnapalya, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
 KIRAN KUMAR DS No.338, Talakavry layout, Amruthahalli, Bangalore-92, Mob:9538654099 e-4199/2016-17

PROJECT TITLE :
 PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO:20/5,PID NO:95-1-20/5,SULTHANAPALYA,WARD NO:32,BANGALORE.

DRAWING TITLE : 921778413-27-11-2020
 02-04-49\$, \$50X77 : A (A) with BASEMENT, GF+2UF

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST)

BHRUHAT BENGALURU MAHANAGARA PALIKE

SHEET NO : 1