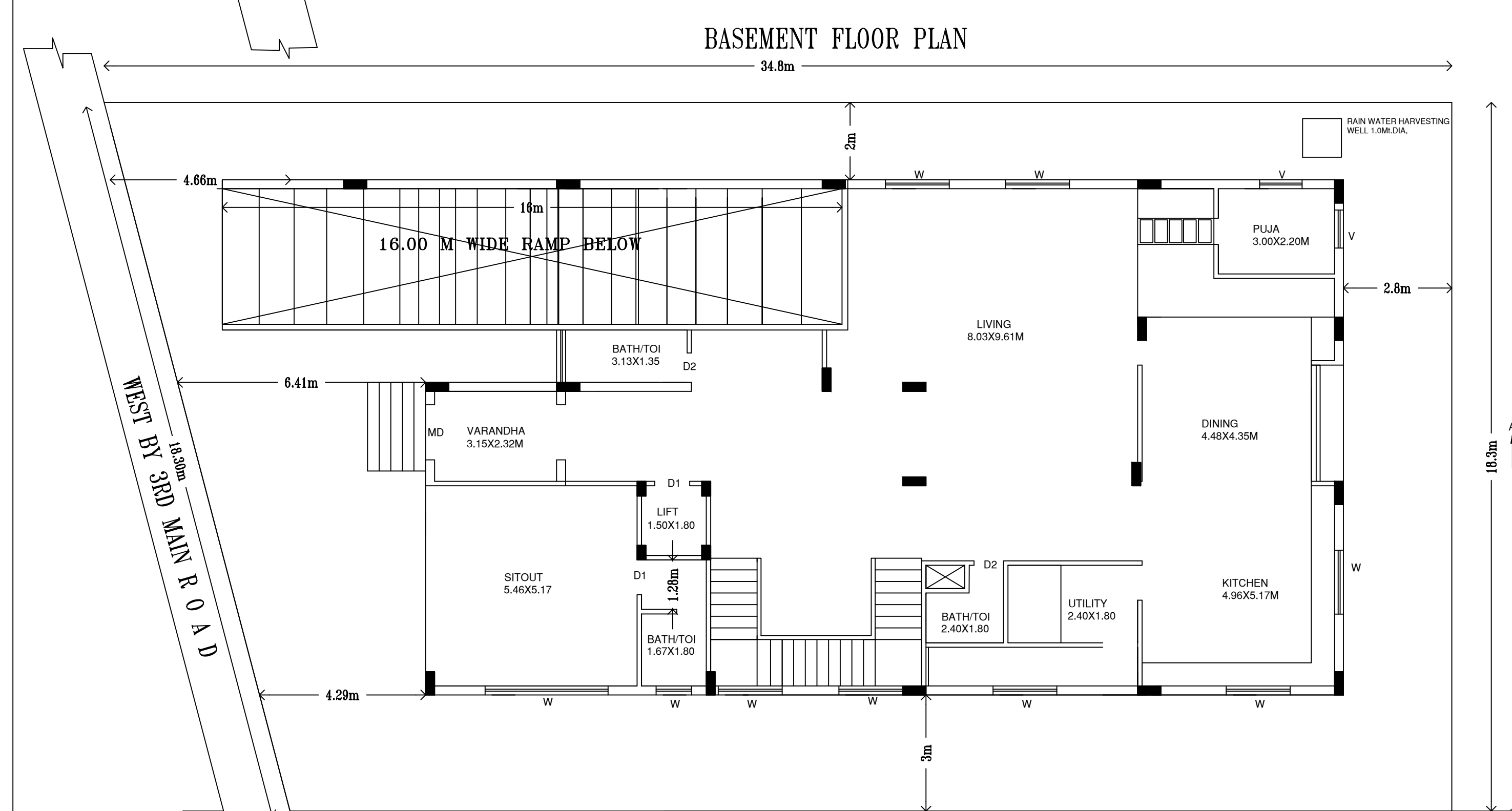
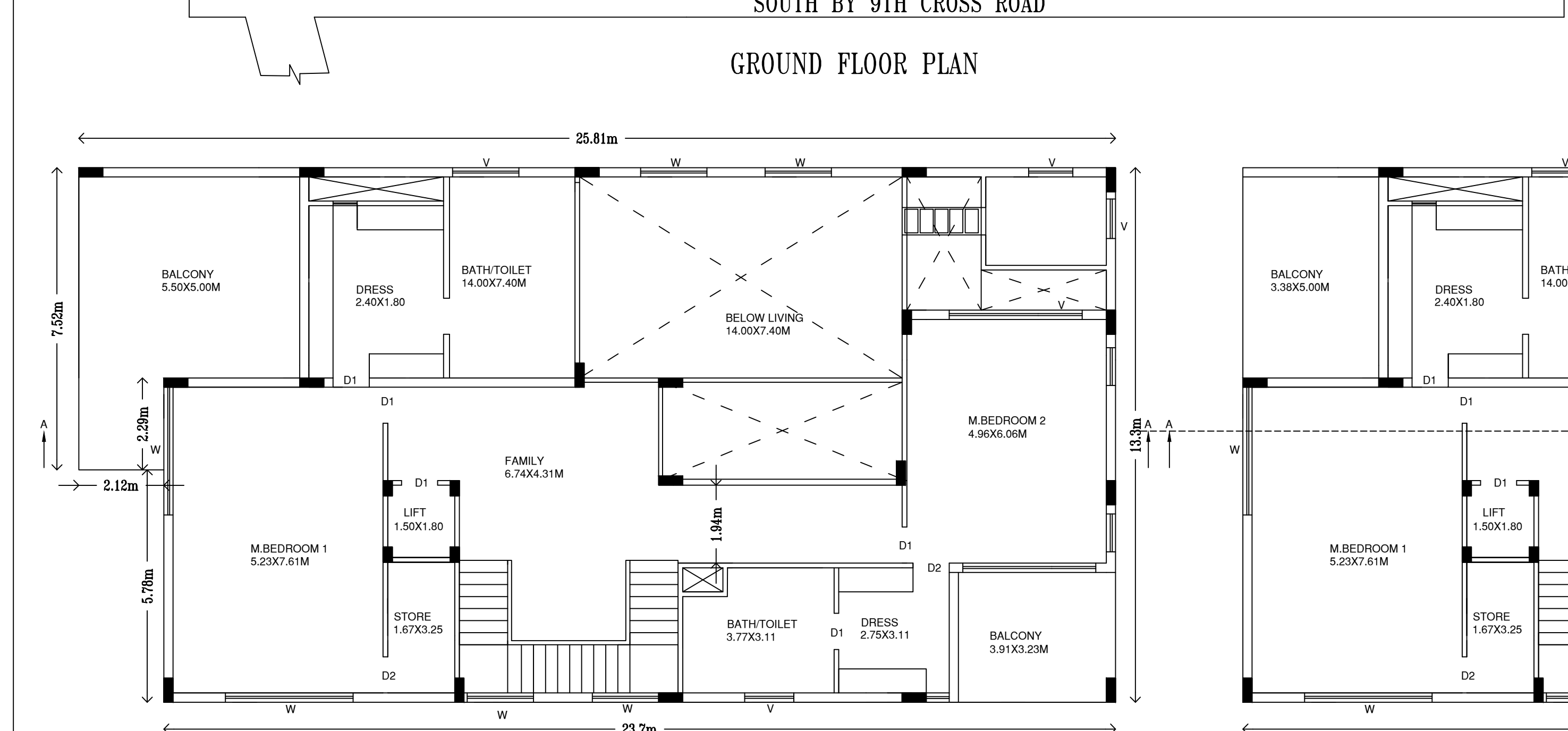


SOUTH BY 9TH CROSS ROAD(12.19M)

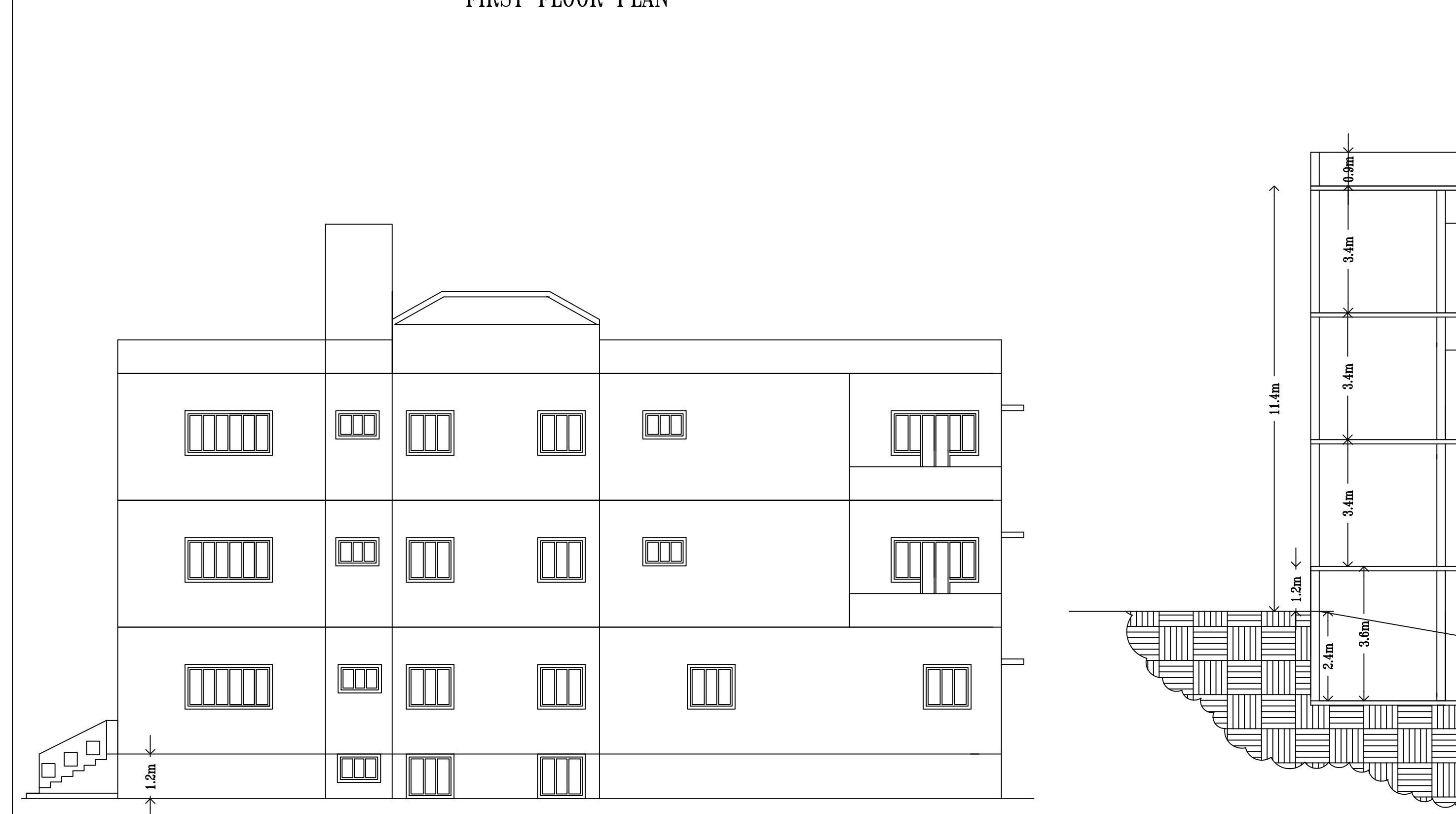


SOUTH BY 9TH CROSS ROAD

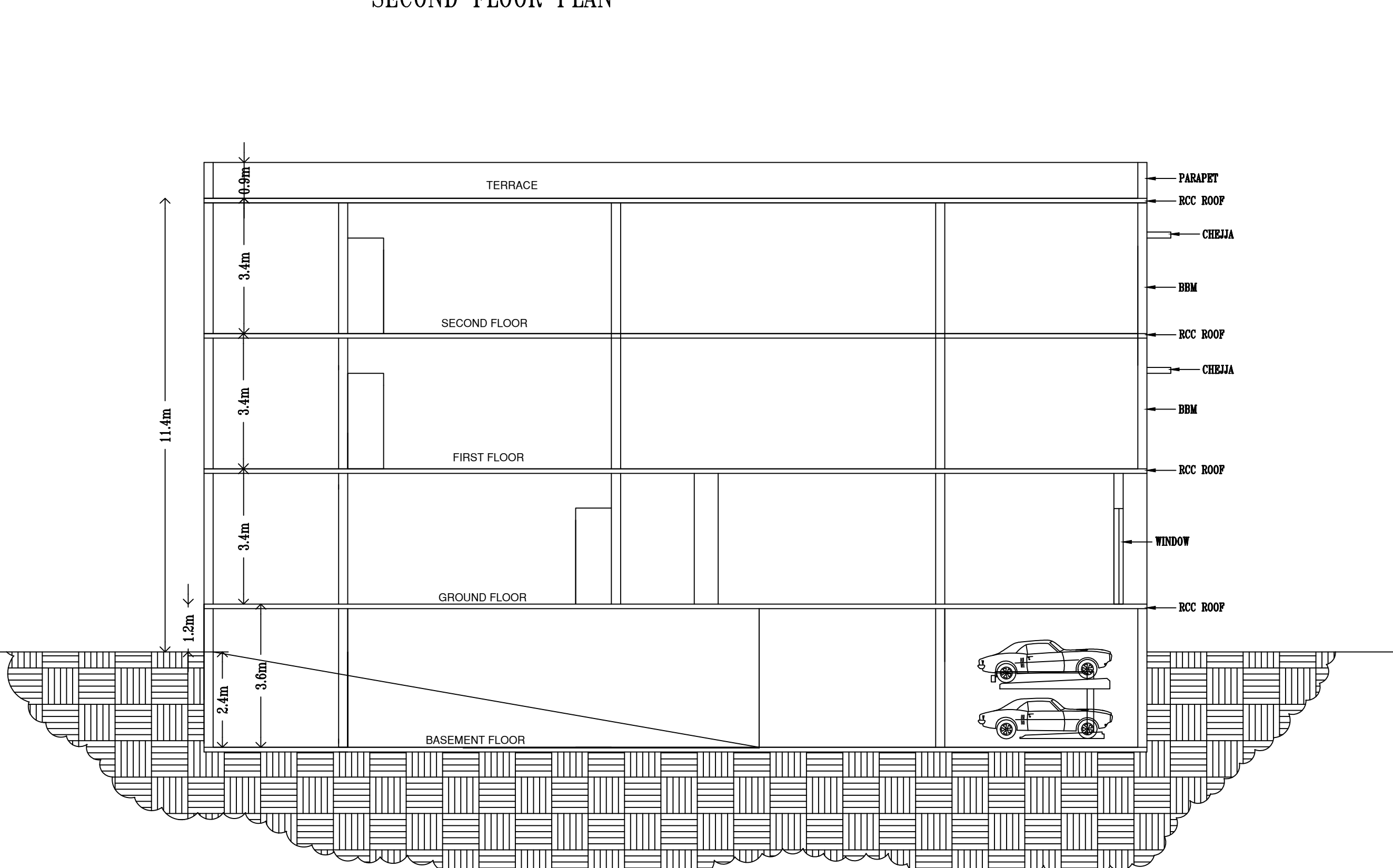


FIRST FLOOR PLAN

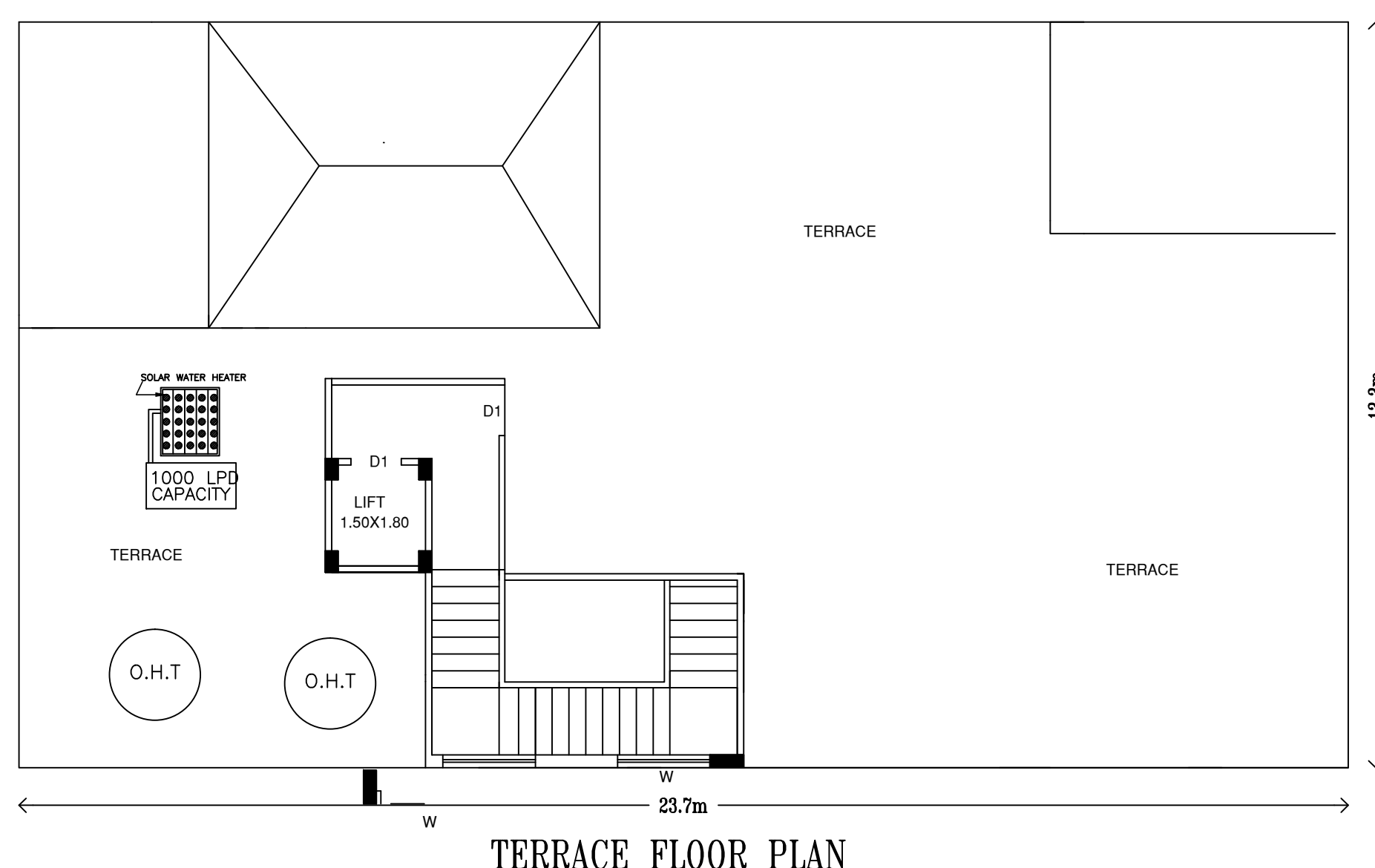
SECOND FLOOR PLAN



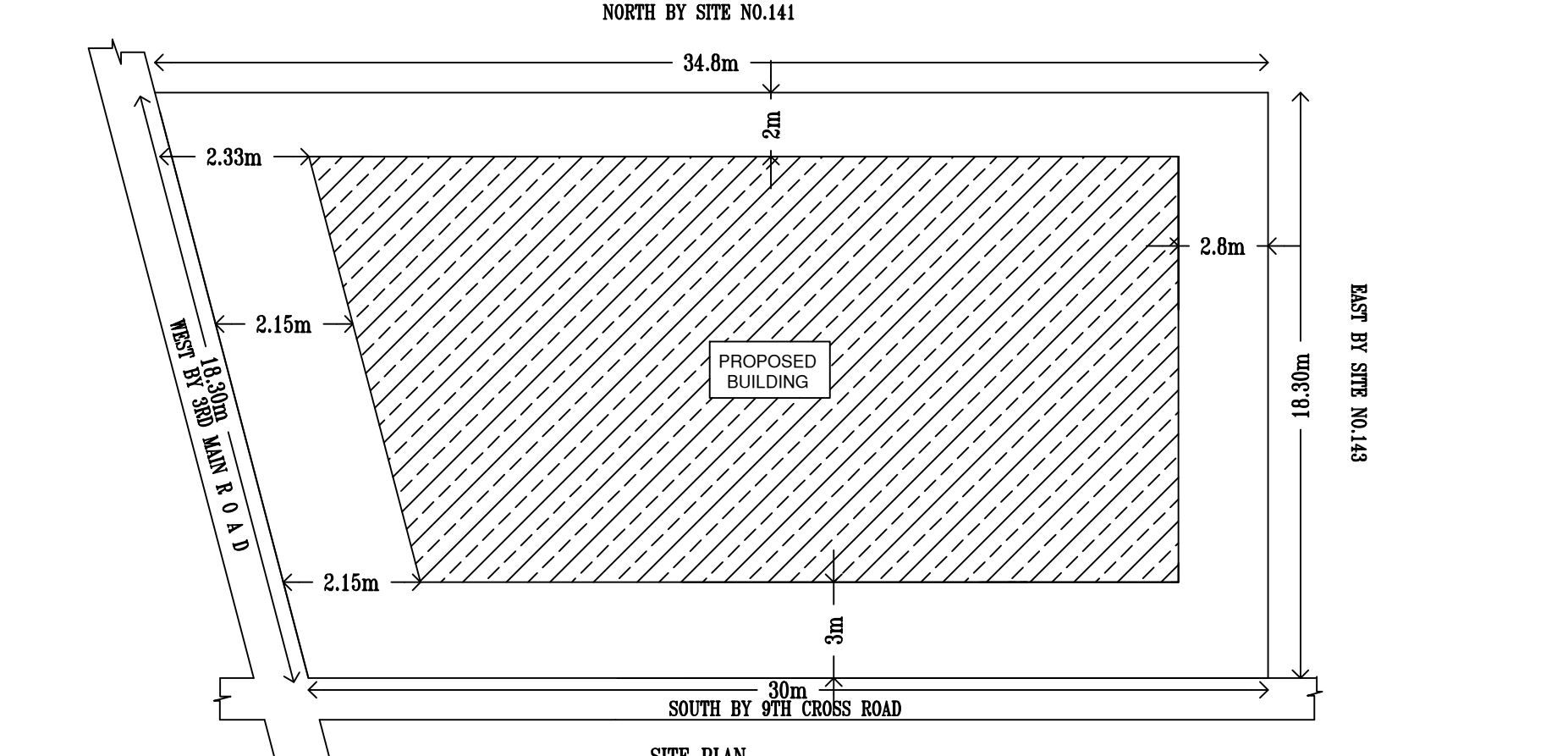
FRONT ELEVATION



SECTION A A'



TERRACE FLOOR PLAN



SITE PLAN

Block -A (ABCD)

Floor Name	Total Built Up Area (Sq.mt.)	StarCase	Lift	Lift Machine	Void	Ramp	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)
Terrace	33.74	30.73	0.00	3.01	0.00	0.00	0.00	0.00	00
Second Floor	315.17	0.00	3.01	0.00	34.97	0.00	277.19	277.19	00
First Floor	326.74	0.00	3.01	0.00	92.62	0.00	231.11	231.11	00
Ground Floor	320.07	0.00	3.01	0.00	64.73	0.00	252.33	252.33	01
Basement Floor	387.27	0.00	0.00	0.00	0.00	67.20	0.00	0.00	00
Total	1382.99	30.73	9.03	3.01	192.32	67.20	760.63	760.63	01

UnivBUA Table for Block -A (ABCD)

FLOOR	Name	UnivBUA Type	UnivBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT GF1	FLAT	760.63	760.63	7	1
FIRST FLOOR PLAN	SPLIT GF1	FLAT	0.00	0.00	9	0
SECOND FLOOR PLAN	SPLIT GF1	FLAT	0.00	0.00	9	0
Total			760.63	760.63	25	1

- Approval Condition:
This Plan Sanction is issued subject to the following conditions:
- The sanction is accorded for 4) Consisting of Block -A (ABCD) Wing -A-1 (ABCD) Consisting of BASEMENT, GF+1UF.
 - The sanction is accorded for Plotted Res development A (ABCD) only. The use of the building shall not deviate to any other use.
 - 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 BWS&S and RESCOM any.
 - Necessary ducts for running telephone cables, cables 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 /unavoided incidents arising during the time of construction.
 - The applicant shall not stock any building materials / debris on top/on on roads or on drains. The access shall be provided and transported to near by dumping yard.
 - The applicant / builder is prohibited from selling the seaback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupant.
 - The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E&D) code having 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 Bye-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 4 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 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 1 & 2) to (5).
 - 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 "COMPLETION 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.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - Drinking water supplied by BWS&S 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 purpose or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
 - The building shall be designed and constructed as per the provisions prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 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 Bye-law No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
 - The applicant shall provide at least one common toilet at the ground floor for the use of the visitors / tenants / 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 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 10:30 PM and shall not resume the work earlier than 7:00 AM to avoid hindrance during late hours and early morning hours.
 - Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit - k capacity installed at site for its reuse / disposal (Applicable for Residential units of 20 and above and 5000 Sqm and above built up area for Commercial buildings).
 - The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and proper structure for the safety of the structure as well as neighboring property, roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
 - Surficient two wheeler parking shall be provided as per requirement.
 - Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be get approved from the Competent Authority if necessary.
 - The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permit issued that once in two years.
 - The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment installed are in good and workable condition, and submitted to the effectual work to be submitted to the Corporation and Fire Force Department every year.
 - The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectors every two years with due inspection by the department regarding working condition of Electrical installation / Lifts etc. The certificate should be produced to the B&M and shall get the renewal of the permit issued that once in two years.
 - The Owner / Association of high-rise building shall conduct two mock - tests in the building one before the onset of summer and another during the summer and assure complete safety in respect of the hazards.
 - The Builder / Contractor / Professional responsible for the 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 about the risk involved in non-compliance of the provisions of the ACT, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the B&M.
 - The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to B&M (Sanctioning Authority) of his intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
 - In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be demarcated and reserved as per Development Plan issued by the Bangalore Development Authority.
 - All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
 - The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
 - The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
 - The Applicant / Owner / Developer shall make necessary provision to charge electrical vehicles.
 - The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sqm of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
 - In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
 - Also see, building licence for special conditions, if any.
 - Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (House) (houses) Letter No. LD/S&L/2013, dated: 01-04-2013.

Color Notes

COLOR INDEX

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

AREA STATEMENT (B&M)	VERSION NO. 10.15	VERSION DATE: 08/09/2020
PROJECT DETAIL:		
Authority: B&M	Plot Use: Residential	
Tward: NG	Plot Sub Use: Plotted Res development	
B&M/Adm Cgm: EST/0453/20-21	Land Use Zone: Residential (M&R)	
Application Type: General	Proposed Building Permission	Plot/Sub Plot No: 142
Proposal Type: Building Permission	Plot/Sub Plot No: 142	
Nature of Sanction: NEW	Plot No. (As per Khata Extract): 100-767-142	
Location: RING-4	Locality / Street of the property: R M V 2ND STAGE, H I G HOUSE, SANJAYNAGAR, BANGALORE.	
Building Line Specified as per Z.R. NA		
Zone: East		
Block: Ward-018		
Planning District: 215-Mahakere		
AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	292.92
NET AREA OF PLOT	(A-Deductions)	292.92
COVERAGE CHECK		
Permissible Coverage Area (65.00 %)		385.40
Proposed Coverage Area (53.98 %)		320.07
Advised Net coverage area (53.98 %)		320.07
Balance coverage area left (11.02 %)		65.33
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		1037.61
Additional F.A.R. within Ring I and II (if amalgamated plot -)		0.00
Allowable FAR Area (60% of Perm. FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR Area (1.75)		1037.61
Residential FAR (100.00%)		760.63
Proposed FAR Area		760.63
Advised Net FAR Area (1.28)		760.63
Balance FAR Area (0.47)		278.98
BUILT UP AREA CHECK		
Substructure Area Asst in BUR (Layout/Liv)		1382.99
Advised Builtup Area		1399.22

Approval Date : 10/19/2020 11:12:13 PM

Payment Details

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/1203/CH20-21	BBMP/1203/CH20-21	12084	Online	10972735507	08/26/2020	2:52:58 PM
			Head			Amount (INR)	
			1			12084	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (ABCD)	D2	0.75	2.10	10
A (ABCD)	D1	0.90	2.10	13
A (ABCD)	MD	1.20	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (ABCD)	Y	1.20	1.30	12
A (ABCD)	W	1.61	1.80	01
A (ABCD)	W	2.00	1.80	45
A (ABCD)	W	3.80	1.80	01

FAR & Tenement Details

Block	No. of Same Block	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)
A (ABCD)	1	1382.99	30.73 9.03 3.01 192.32 67.20	760.63	760.63	01
Total	1	1382.99	30.73 9.03 3.01 192.32 67.20	760.63	760.63	1.00

Parking Check (Table 7b)

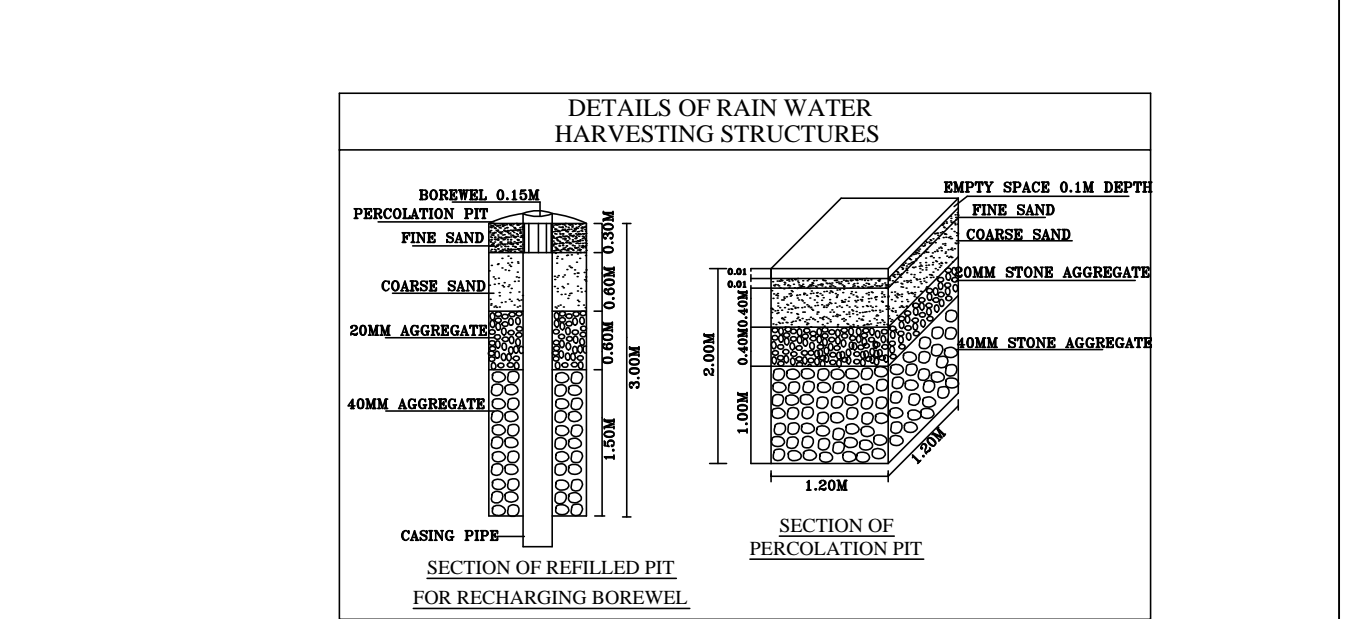
Vehicle Type	No.	Area (Sq.mt.)	Reqd.	Achieved
Car	5	66.75	5	66.75
Two Stock Car	-	-	5	66.75
Total Car	5	66.75	10	137.50
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	0.00
Total		82.50		137.50

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (ABCD)	Residential	Residential development	Block upto 11.5 mt. Ht.	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units	Prop.	Reqd./Adj	Car	Reqd.	Prop.
A (ABCD)	Residential	Residential development	675.001	1	-	-	5	5	-
Total:							5	5	10



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 Drawing NOCs 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 of 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.

OWNER / GPA HOLDER'S SIGNATURE:
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
DEVENINI VENKATESULU SITE NO. 142, R M V 2ND STAGE, H I G HOUSE, SANJAYNAGAR, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
MEHBOOB BASHA 03.6TH CROSS, 6TH MAIN, VENKATARAMPURAM, BANGALORE E-3150/2007-08

PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO-142, R M V 2ND STAGE, H I G HOUSE, SANGAYANAGAR, BANGALORE, WARD NO-18(OLD WARD NO-100) PID-100-767-142.

DRAWING TITLE : 1707174142-19-10-2020
11-54-06\$, \$2 REVISED BASEMENT LP NO0453 20 21 DEVENINU VENKATESULU 190102020 :: A (ABCD) WITH BASEMENT, GF+1UF

SHEET NO : 1

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (E&S) on date: 19/10/2020, vide lp number: BBMP/AD_CGM_EST/0453/20-21, 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 (E&S)
BHURHAT BENGALURU MAHANAGARA PALIKE