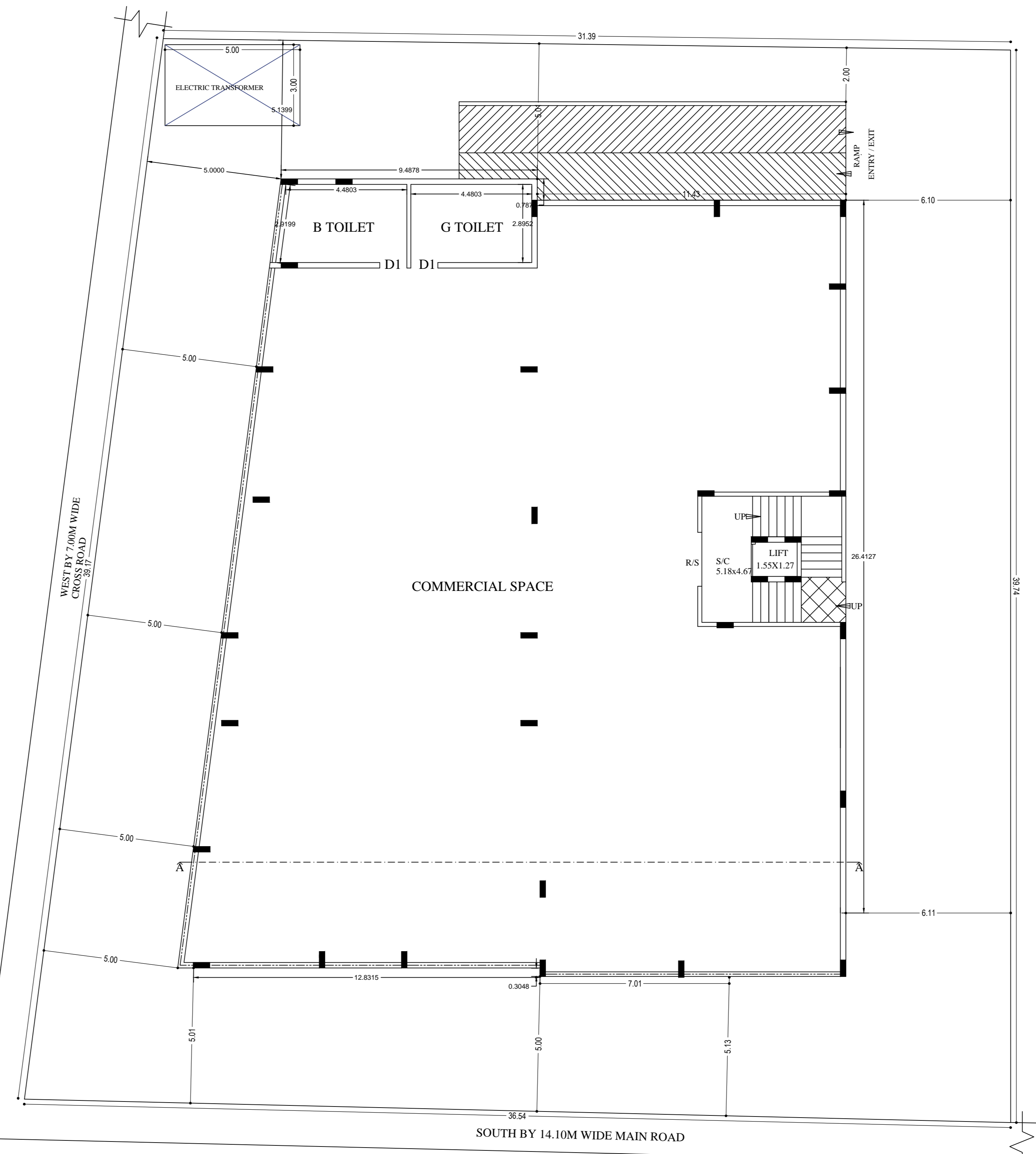


BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

Approval Condition:  
The Plan Sanction is issued subject to the following conditions:

- The sanction is issued for Block COMM (RESI APT) Wing - COMM-1 (RESI APT) consisting of BASEMENT, G.F. & 3/F.
- The sanction is issued for Apartment COMM (RESI APT) only. The use of the building shall not be for 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 line to be paid to BWS&S and BESCOM as per.
- Necessary ducts for running telephone cables, cables at ground level for post services & space for hanging garages with the premises shall be provided.
- The applicant shall construct temporary hoarding for the use of construction workers and it should be demarcated after the construction.
- The applicant shall ensure all workmen involved in the construction work against any accident or unforeseen incidents arising during the time of construction.
- The applicant shall not stock any inflammable materials, debris on topsoil or on roads or on drains.
- The debris shall be removed and transported to near by dumping yard.
- The applicant shall be prohibited from using the building as open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
- The applicant shall ensure proper space for loading the distribution transformers & associated equipment as per K.E.C. (E&L) code leaving 3.00 mts. from the building within the premises.
- The applicant shall provide a separate room preferably 4.50 x 3.50 m in the basement for installation of fire alarm 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.
- Location and approved plans shall be posted in a conspicuous place of the basement premises. The building owner 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 worker / 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 cancelled the registration if the same is repeated for the first time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - II (By-law No. 10) and shall report to the authority.
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation & roofings before erection of walls and the foundation and the case of columns shall be before the authority the 'COMPLETION CERTIFICATE' shall be obtained.
- Construction or reconstruction of the building should be completed before the expiry of the years from the date of issue of license & after 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 & 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 20(a).
- The building shall be designed and constructed according to the provisions mentioned 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 for the building related to earthquake.
- The applicant should provide solar water heaters as per table 17 of By-law No. 28 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (By-law - 31) of Building bye-law 2002 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 ensure that be approached through a ramp for the Physically Handicapped persons together with the disabled entry.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide G. O. No. 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 the construction activities shall not be after 9.30 AM 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 - a capacity mentioned as per the user / Developer (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area Commercial building).
- The structure with basements shall be designed for structural stability and safety to ensure for stabilization during the course of excavation for basements with safe design for retaining walls and safe structure for the walls of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
- Subject to two wheeler parking shall be provided as per requirement.
- The Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be approved from the Competent Authority 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 the safety measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
- The Owner / Association of high-rise building shall get the building inspected by engaged agencies of the Karnataka Fire and Emergency Department to ensure that the equipment installed are in good and working condition, and an affidavit to that effect shall be submitted to the Corporation and Fire and Emergency Department every year.
- The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectors every Two years with an inspection by the Department regarding working condition of Electrical installation (Lifts etc). The certificate should be produced to the B&S&P and shall get the renewal of the permission issued once in Two years.
- The Builder / Contractor / Professional responsible for supervision of work shall not be removed and ensure that the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner about the risk involved in construction of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and By-Laws of the B&S&P.
- 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&S&P (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule V. Further, the Owner / Developer shall give intimation on completion of foundation or footing of walls / columns of the foundation. Observe the plan sanction deemed cancelled.
- In case of Development plan, Parks and Open Spaces area Surface Parking area shall be protected 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 ensure necessary provision for charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for all sites measuring 100 Sqm up to 240 Sqm / minimum of two trees for sites measuring with more than 240 Sqm. One tree for every 240 Sqm of the FAR area as part thereof in case of Apartment / Group housing / multi-story / multi-development plan.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
- Also see, building license or special conditions, if any. Special Condition as per Labour Department of Government of Karnataka vide ADDITIONUM (Housing) (Housing) Letter No. LDRS/LE/2013, dated 01-04-2013.

COLOR INDEX	
PLANT BOUNDARY	0.20
ARBITRARY ROAD	15.00
PROPOSED WORK (COVERAGE AREA)	0.00
EXISTING (To be retained)	144.00
EXISTING (To be demolished)	0.00

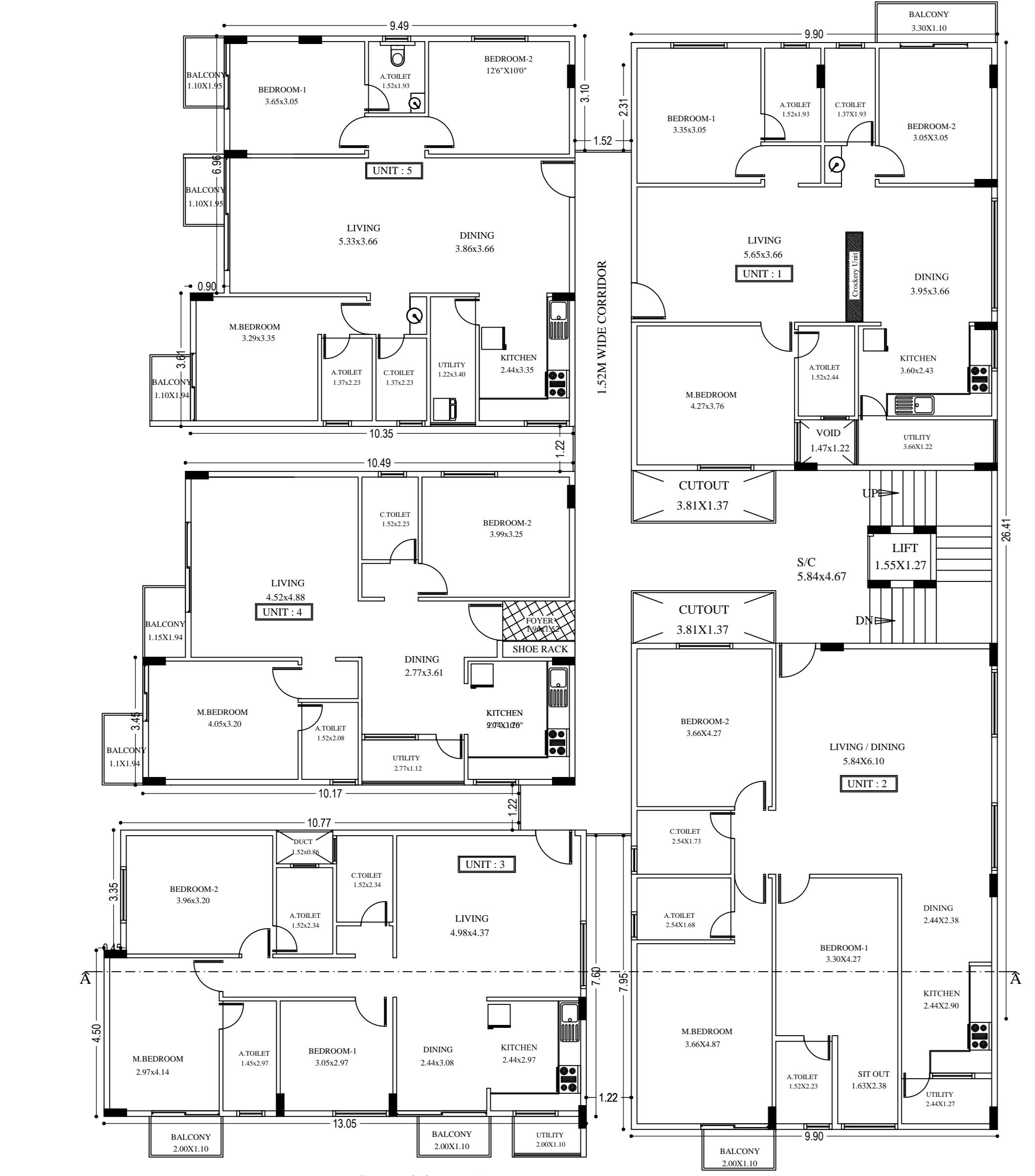
AREA STATEMENT (B&S&P)	VERSION NO. 1.0.10	VERSION DATE: 10/1/2020
PROJECT DETAIL		
Author: B&S&P	Plot Use: Commercial	
Invent: NA	Plot SubUse: Commercial Bldg	
B&S&P/COM/EST/2020/21	Land Use Zone: Residential (AM)	
Application Type: General	Plot Sub Use No: 9	
Proposed Type: Building Permission	City Survey No: 9	
Nature of sanction: NEW	Khata No. (As per Khata Extract): 100-625-9	
Location: RING-II	Locality / Street of the property: NO.9,BHOOPANSANDRA MAIN ROAD,SANAYANAGAR,BENGALURU.	
Building Line Spotted as per Z.R. NA		
Zone East		
Ward: 19		
Planning District: 215 Mahanagar		
AREA DETAILS		
AREA OF PLOT (Minimum)	(A)	1343.83
NET AREA OF PLOT	(A-Deductions)	1343.83
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		806.18
Proposed Coverage Area (60.28 %)		802.10
Achieved Net coverage area (47.28 %)		632.10
Balance coverage area (12.72 %)		144.00
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.85)		3023.18
Additional F.A.R. within Reg. (and 1) for amalgamated plot (-)		0.00
Allowable TOR Area (90% of Perm FAR)		0.00
Premium FAR for Floor above proposed Zone (-)		0.00
Total Perm FAR Area (1.25)		3023.18
Residential FAR (1.95 %)		1948.65
Commercial FAR (0.55 %)		645.03
Proposed FAR Area		2493.68
Achieved Net FAR Area (1.86)		2493.68
Balance FAR Area (1.38)		529.48
BUILT UP AREA CHECK		
Proposed Built up Area		3349.84
Substructure Area Add (B&A (Approved))		0.00
Achieved Built up Area		3349.84

Approval Date: 12/21/2020 3:09:41 PM

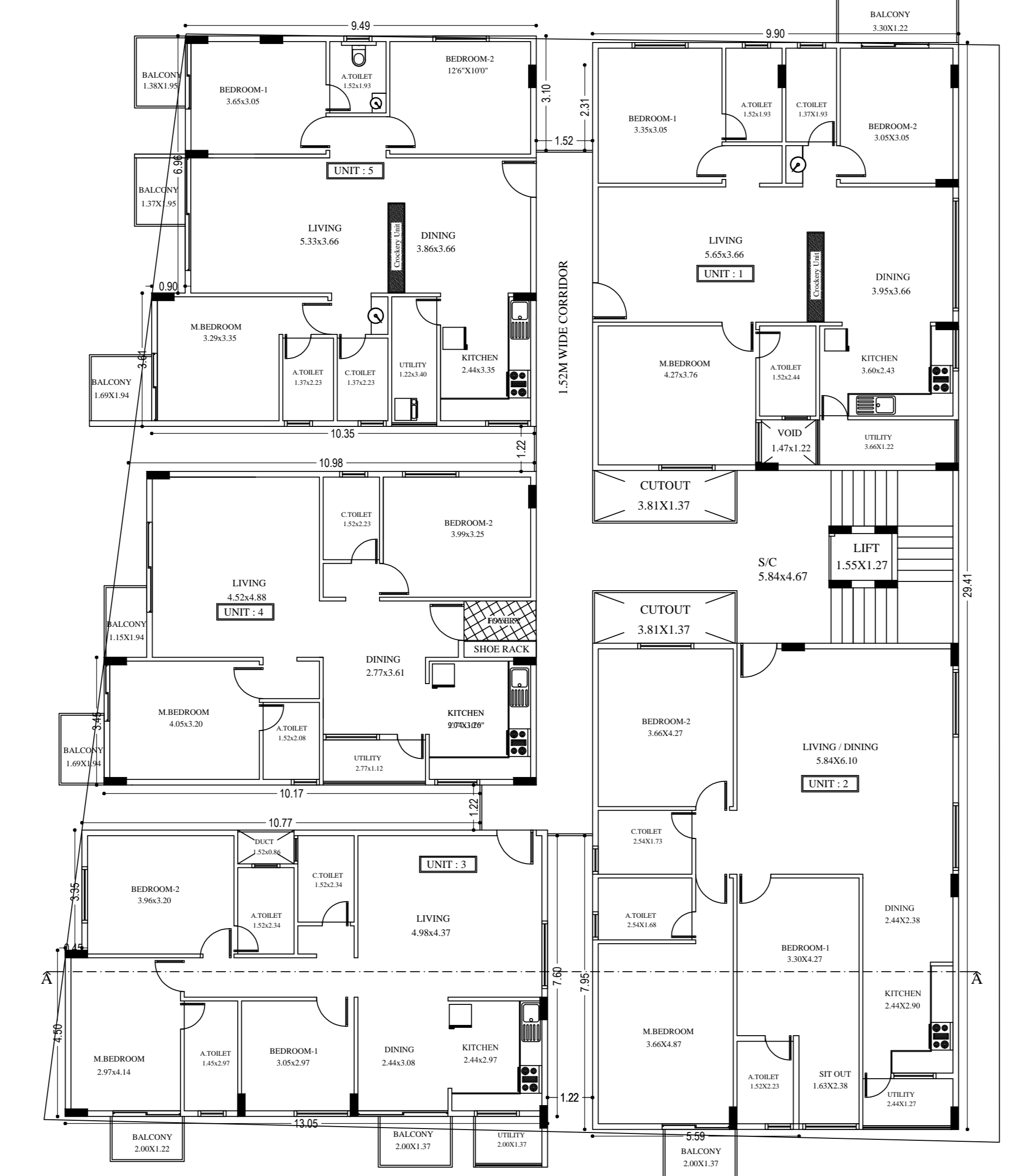
Sl. No.	Chain Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	EM&P/15006/CH20-21	EM&P/15006/CH20-21	1600	Online	11282299036	6.16.2020	
	No.	Head	Amount (INR)	Remark			
	1	Sanction Fee	1600				

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (RESI APT)	D1	0.76	2.10	48
COMM (RESI APT)	D2	0.76	2.10	03
COMM (RESI APT)	D3	0.84	2.10	03
COMM (RESI APT)	D4	0.86	2.10	03
COMM (RESI APT)	D5	0.93	2.10	06
COMM (RESI APT)	D6	1.00	2.10	02
COMM (RESI APT)	MD	1.02	2.10	03
COMM (RESI APT)	MD	1.07	2.10	12
COMM (RESI APT)	MD	1.08	2.10	03
COMM (RESI APT)	RS	2.00	2.10	01

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (RESI APT)	WB	0.76	1.20	03
COMM (RESI APT)	W	1.12	1.20	03
COMM (RESI APT)	W	1.22	1.20	03
COMM (RESI APT)	W	1.22	1.20	03
COMM (RESI APT)	W	1.37	1.20	04
COMM (RESI APT)	W	1.41	1.20	03
COMM (RESI APT)	W	1.46	1.20	03
COMM (RESI APT)	W	1.52	1.20	04
COMM (RESI APT)	W	1.52	1.20	18
COMM (RESI APT)	V	1.68	1.00	03
COMM (RESI APT)	W	1.70	1.20	03
COMM (RESI APT)	W	1.73	1.20	03
COMM (RESI APT)	SD	1.78	1.20	03
COMM (RESI APT)	W	1.83	1.20	00
COMM (RESI APT)	SD	1.83	1.20	09
COMM (RESI APT)	W	2.00	1.20	01
COMM (RESI APT)	V	2.24	1.00	01
COMM (RESI APT)	W	2.39	1.20	03
COMM (RESI APT)	W	2.44	1.20	03
COMM (RESI APT)	SD	2.44	1.20	03
COMM (RESI APT)	W	2.77	1.20	03
COMM (RESI APT)	W	2.84	1.20	01
COMM (RESI APT)	V	2.92	1.00	01
COMM (RESI APT)	W	3.06	1.20	03
COMM (RESI APT)	W1	3.05	1.20	03
COMM (RESI APT)	W	3.52	1.20	03
COMM (RESI APT)	W	3.68	1.20	01
COMM (RESI APT)	GW	4.06	1.20	01
COMM (RESI APT)	W	4.21	1.20	03
COMM (RESI APT)	GW	4.53	1.20	04
COMM (RESI APT)	GW	4.60	1.20	02
COMM (RESI APT)	GW	5.99	1.20	01



FIRST FLOOR PLAN



TYPICAL SECOND AND THIRD FLOOR PLAN

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Thrust (%)
Basement Floor	27.73	25.77	0.00	0.00	0.00
Ground Floor	644.38	12.41	1.96	0.00	0.00
First Floor	644.38	12.41	1.96	0.00	0.00
Proposed Floor	639.75	12.41	1.96	0.00	0.00
Basement Floor	731.60	14.21	1.96	0.00	0.00
Total	3349.84	92.32	9.80	1.96	31.35

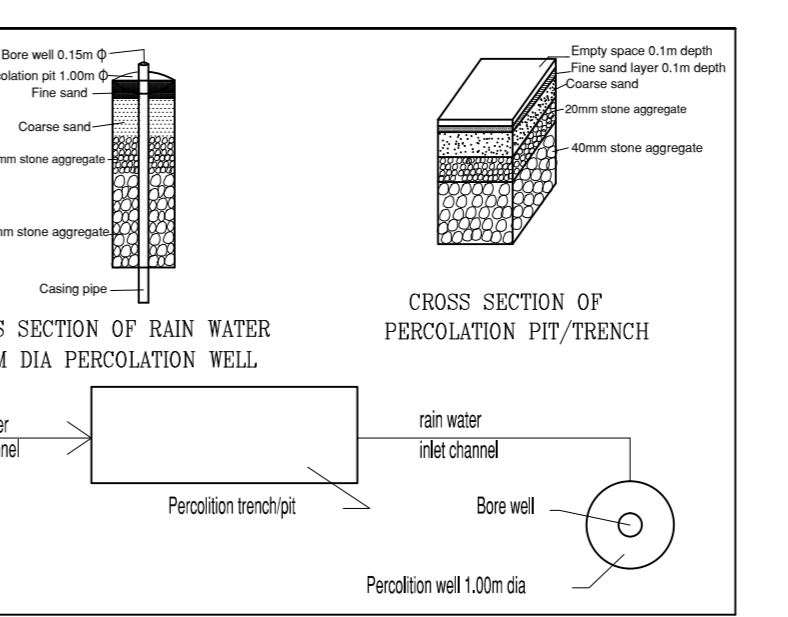
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 1.95 X 2 X 1	4.30	23.23
	1.10 X 1.94 X 2 X 1	4.26	
	1.15 X 1.94 X 1 X 1	2.24	
	1.19 X 2.00 X 1 X 1	2.38	
	1.10 X 3.30 X 1 X 1	3.63	
TYPICAL 28.3 FLOOR PLAN	1.38 X 1.89 X 2 X 2	10.76	55.86
	1.69 X 1.94 X 1 X 2	6.54	
	1.15 X 2.92 X 1 X 2	4.48	
	1.22 X 1.94 X 1 X 2	4.72	
	1.22 X 2.00 X 1 X 2	4.88	
	1.22 X 2.00 X 3 X 2	15.14	
	1.22 X 3.30 X 1 X 2	6.54	
Total			79.09

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.)	Thrust (%)
COMM (RESI APT)	1	3349.84	92.32	9.80	1.96	31.35
Grand Total	1	3349.84	92.32	9.80	1.96	31.35

Vehicle Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	28	385.00	21	288.75
Two Wheeler	2	27.50	21	288.75
Auto Rickshaw	2	27.50	0	0.00
Total	30	412.50	42	577.50
Two Wheeler	-	50.00	0	0.00
Other Parking	-	-	-	501.71
Total	-	462.50	-	929.21

Block Name	Type	SubType	Area (Sq.mt.)	Thrust (%)	Prop.	Car	Thrust (%)	Phos.
COMM (RESI APT)	Residential	Apartment	50-225	1	-	1	15	-
	Commercial	Small Shop	>0	80	645.03	1	13	-
Total						28	42	

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
COMM (RESI APT)	Residential	Apartment	Bldg upto 15 or 16 FL.	R



DETAILS OF RAIN WATER HARVESTING STRUCTURES

FLOOR	Name	LINE/SHA Type	LINE/SHA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF01	FLAT	116.32	106.46	6	6
	FF02	FLAT	102.46	122.15	6	6
	FF03	FLAT	304.81	86.89	7	5
	FF04	FLAT	94.78	86.00	6	6
	FF05	FLAT	109.97	100.46	6	6
TYPICAL 28 FLOOR PLAN	TF01	FLAT	112.23	102.83	1	10
	TF02	FLAT	129.80	119.95	6	6
	TF03	FLAT	166.13	96.85	6	6
	TF04	FLAT	94.97	86.23	6	6
	TF05	FLAT	112.16	102.89	6	6
GROUND FLOOR PLAN	OFFICE	OFFICE	630.03	612.99	3	1
Total			2304.94	2141.07	114	18

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date: 21/12/2020 vide No. B&S&P/AD/COM/EST/2021/20-21 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 (EAST)  
BHRUHAT BENGALURU MAHANAGARA PALIKE

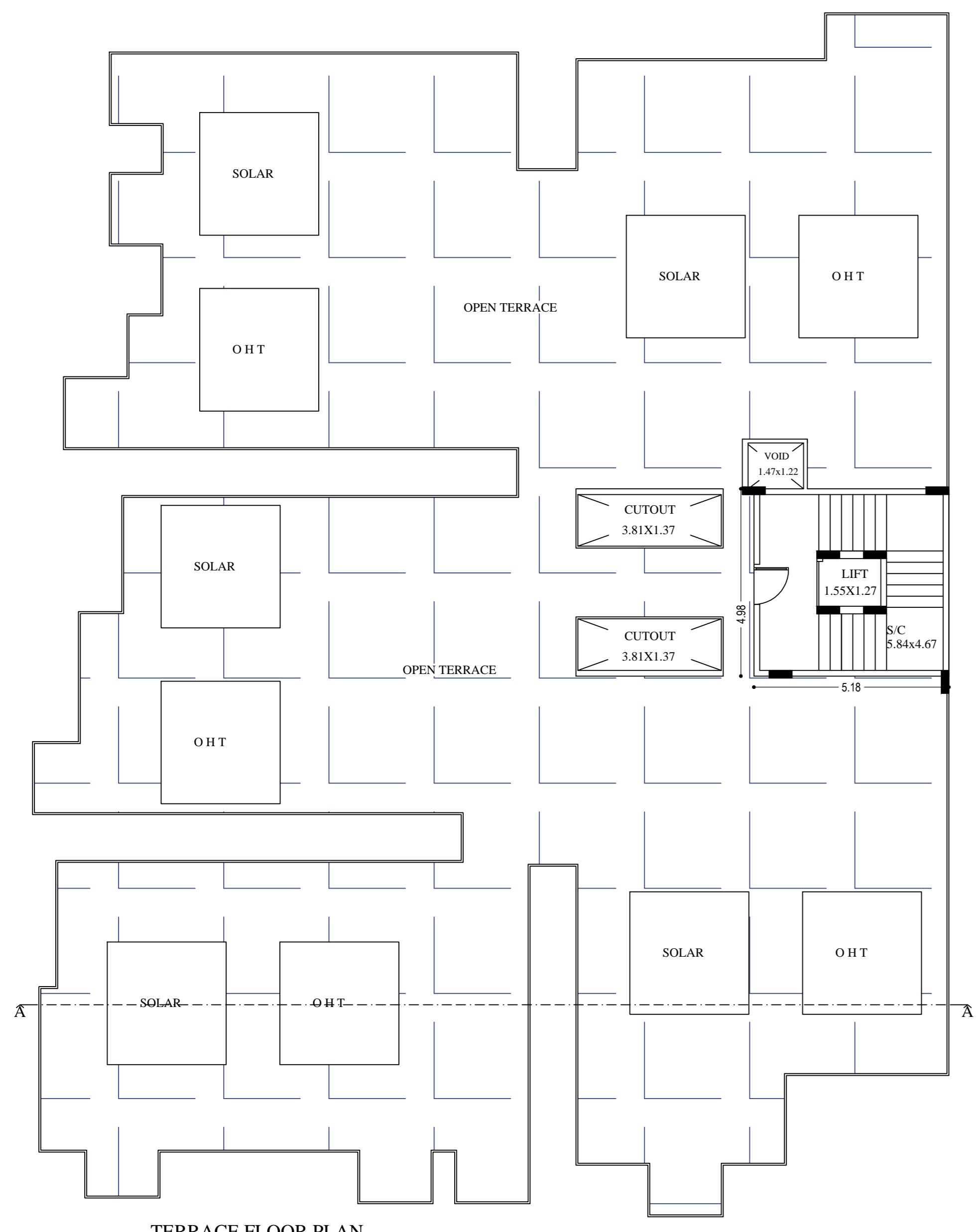
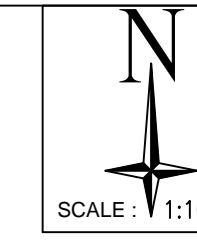
OWNER / GPA HOLDER'S SIGNATURE  
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
SRI P. SREEDHAR REDDY  
NO.61,K.H.M.BLOCK,GANGENAHALLI,BENGALURU-560032

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE  
R. Vasanth Madhava No. 29, 2nd main road, Tata Silk S'ism, Basavanagudi/nNo.29, 2nd main road, Tata Silk S'ism, Basavanagudi. BCC/BL-3.6/E/3213-08-09

PROJECT TITLE :  
SRI P. SREEDHAR REDDY PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT B&S&P KHATHA NO.9,BHOOPANSANDRA MAIN ROAD,SANAYANAGAR,BENGALURU,WARD NO.19(100),PID NO.100-625-9.

DRAWING TITLE : 303499500-08-12-2020  
05-12-465\_50577

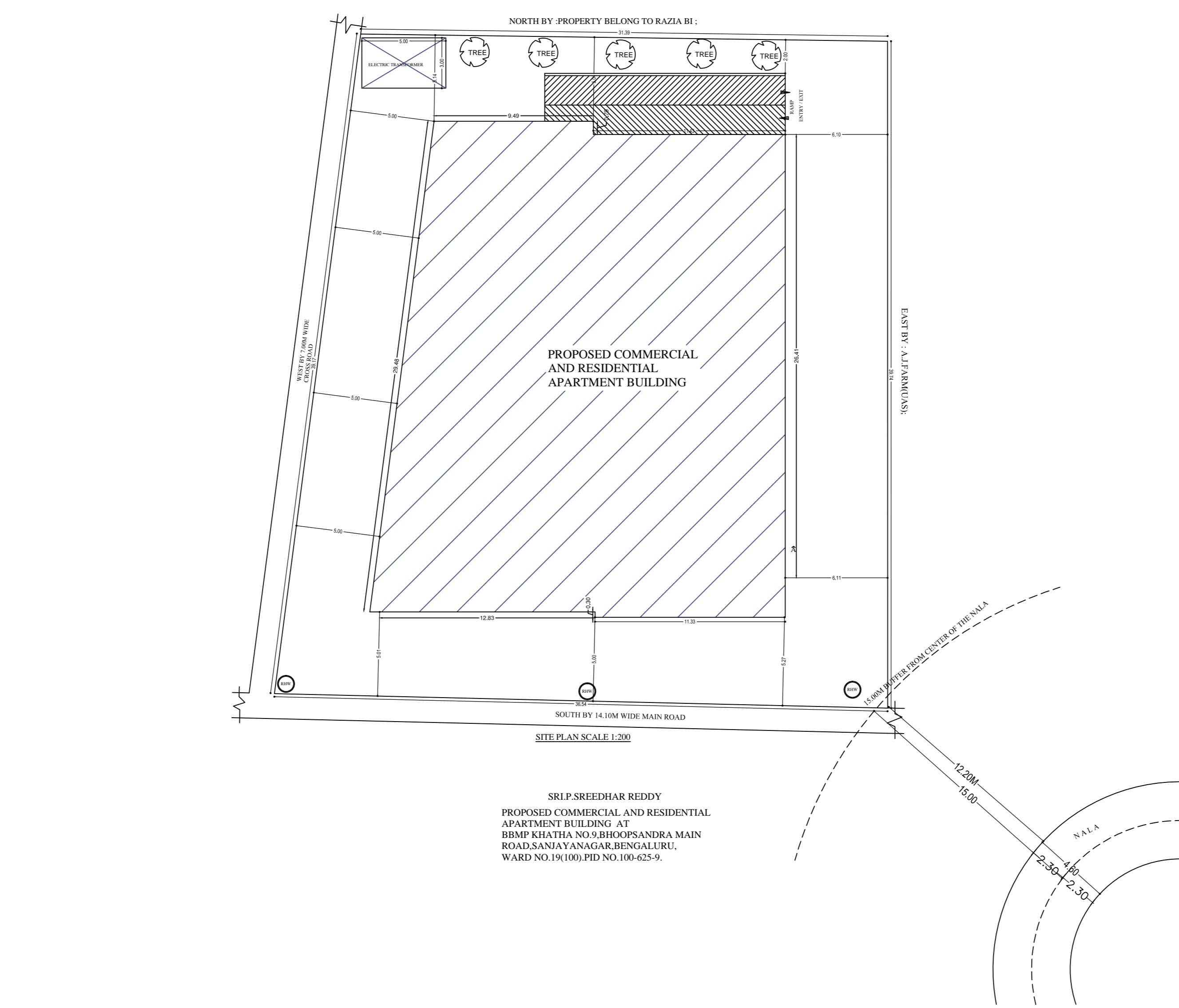
SHEET NO : 1



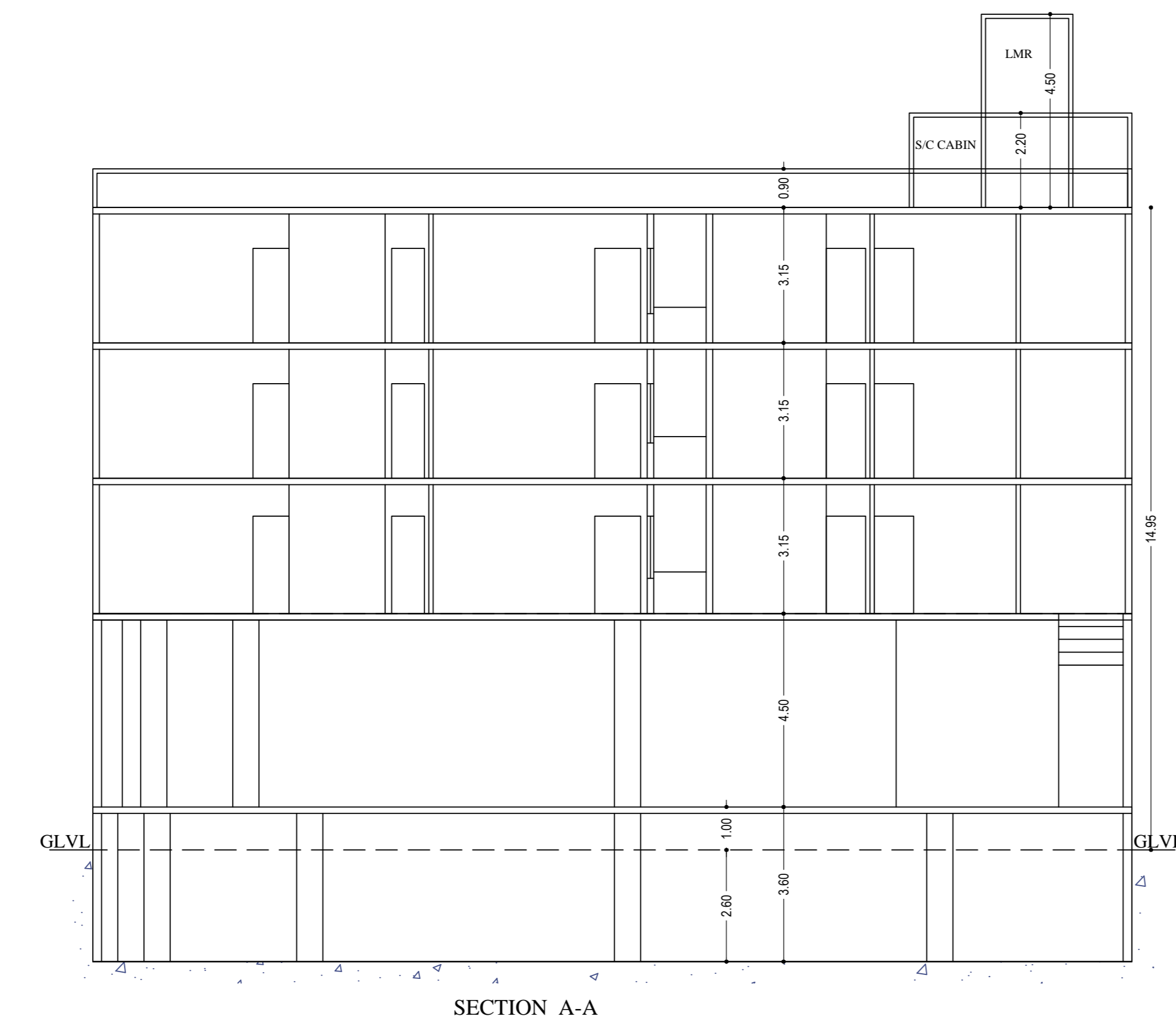
TERRACE FLOOR PLAN



ELEVATION



DETAILS OF RAIN WATER HARVESTING STRUCTURES



SECTION A-A

- Approval Condition: The Plan Sanction is issued subject to the following conditions: 1. The sanction is issued for... 2. The sanction is issued for Apartment COMM (RESI APT) only... 3. Car parking reserved in the plan should not be converted for any other purpose... 4. Development charges towards increasing the capacity of water supply, sanitary and power main... 5. Necessary ducts for running telephone cables, cables for post services & space... 6. The applicant shall conduct temporary works for the use of construction workers... 7. The applicant shall INSURE all workmen involved in the construction work... 8. The applicant shall not stock any building materials... 9. The debris shall be removed and transported to near by dumping yard... 10. The applicant / builder is prohibited from using the common areas... 11. The applicant shall provide a space for loading the distribution transformers... 12. The applicant shall provide a separate room... 13. The applicant shall maintain during construction such barricading... 14. The applicant shall ensure that the Rain Water Harvesting Structures are provided... 15. The building shall be designed and constructed... 16. The applicant shall provide solar water heaters... 17. Facilities for physically handicapped persons... 18. The applicant shall provide at least one common toilet... 19. The Occupancy Certificate will be considered only after ensuring... 20. The applicant shall ensure that no inconvenience is caused... 21. The building shall be designed and constructed... 22. The applicant shall provide solar water heaters... 23. Facilities for physically handicapped persons... 24. The applicant shall provide at least one common toilet... 25. The Occupancy Certificate will be considered only after ensuring... 26. The applicant shall ensure that no inconvenience is caused... 27. The building shall be designed and constructed... 28. The applicant shall provide solar water heaters... 29. Facilities for physically handicapped persons... 30. The applicant shall provide at least one common toilet... 31. The Occupancy Certificate will be considered only after ensuring... 32. The applicant shall ensure that no inconvenience is caused... 33. The building shall be designed and constructed... 34. The applicant shall provide solar water heaters... 35. Facilities for physically handicapped persons... 36. The applicant shall provide at least one common toilet... 37. The Occupancy Certificate will be considered only after ensuring... 38. The applicant shall ensure that no inconvenience is caused... 39. The building shall be designed and constructed... 40. The applicant shall provide solar water heaters... 41. The applicant / Owner / Developer shall abide by the collection of solid waste... 42. The applicant/owner/developer shall abide by sustainable construction... 43. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m... 44. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m... 45. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m... 46. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m... 47. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m... 48. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m... 49. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m... 50. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m...

COLOR INDEX table with columns for AREA STATEMENT, COLOR, and PLANTING.

AREA STATEMENT (BIMP) table with columns for FLOOR, AREA, and COMMENTS.

Payment Details table with columns for Sr No, Chain Number, Receipt Number, Amount (INR), Payment Mode, Transaction Number, Payment Date, and Remark.

Block COMM (RESI APT) table with columns for Floor Name, Total Built Up Area, Deductions, Proposed FAR Area, Total FAR Area, and Tonnage.

Balcony Calculations Table with columns for FLOOR, SIZE, AREA, and TOTAL AREA.

FAR & Setback Details table with columns for Block Name, Subtype, Area, and FAR.

Parking Check (Table 7b) table with columns for Vehicle Type, Regd, and Achieved.

Required Parking (Table 7a) table with columns for Block Name, Subtype, Area, and Required Parking.

Block USE/SUBUSE Details table with columns for Block Name, Block Use, Block Subtype, Block Structure, and Block Land Use Category.

Unit/BUA Table for Block COMM (RESI APT) with columns for FLOOR, Name, UMBUA Type, UMBUA Area, Carpet Area, No. of Rooms, and No. of Tenements.

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date 21/12/2020.

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

OWNER / GPA HOLDER'S SIGNATURE SRI P. SREEDHAR REDDY

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE R. Vasanth Madhava No. 29, 2nd main road, Tata Silk Fsm, Basavanagudi/nNo.29, 2nd main road, Tata Silk Fsm, Basavanagudi. BCC/BL-3.6/E/3213-08-09

PROJECT TITLE: SRI P. SREEDHAR REDDY PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT BIMP KHATHA NO. 9, BHOPANSANDRA MAIN ROAD SANJAYANAGAR, BENGALURU, WARD NO. 19 (100). PID NO. 100-625-9.

DRAWING TITLE: 303499500-08-12-2020 05-12-465\_50577

SHEET NO : 2