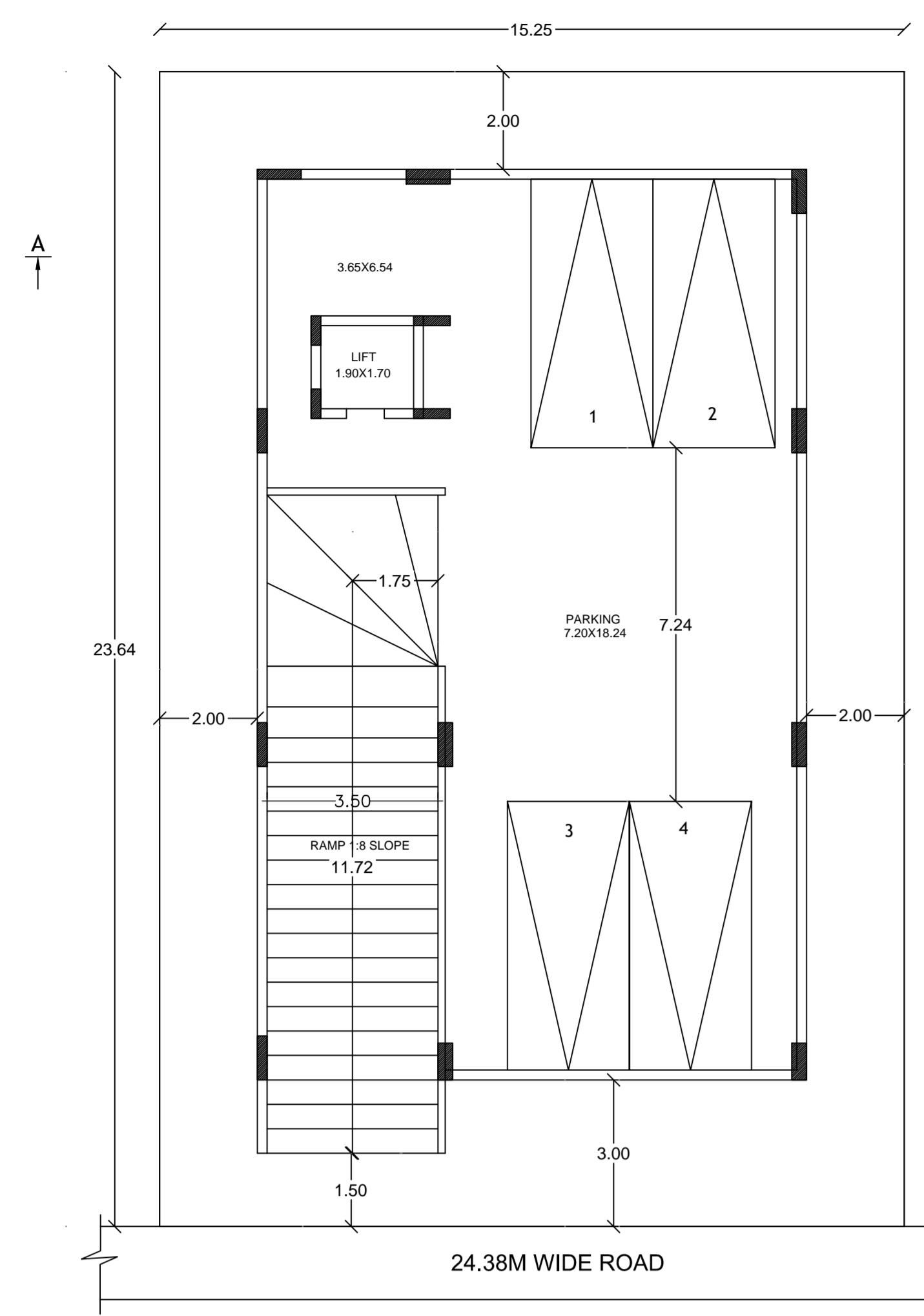
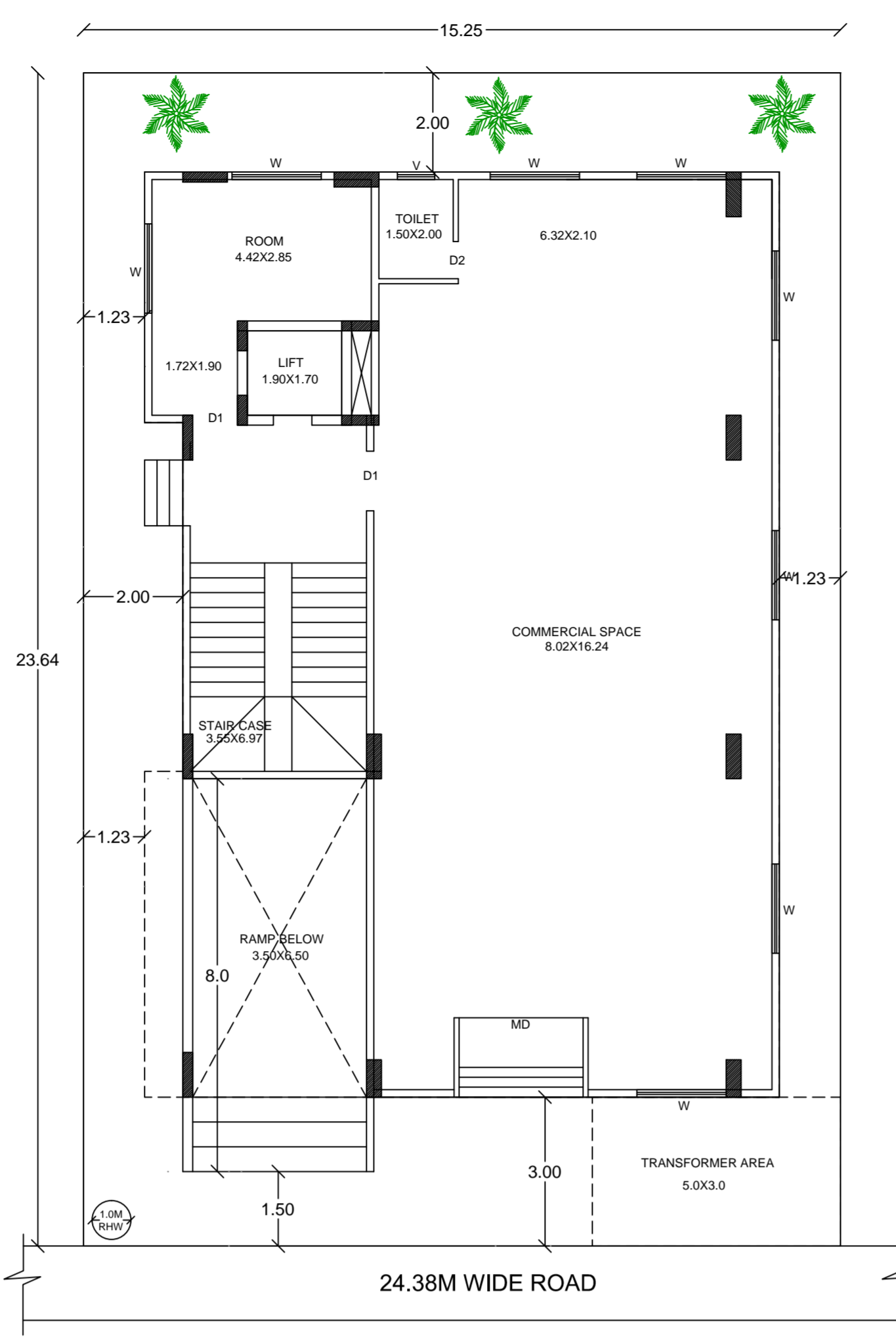


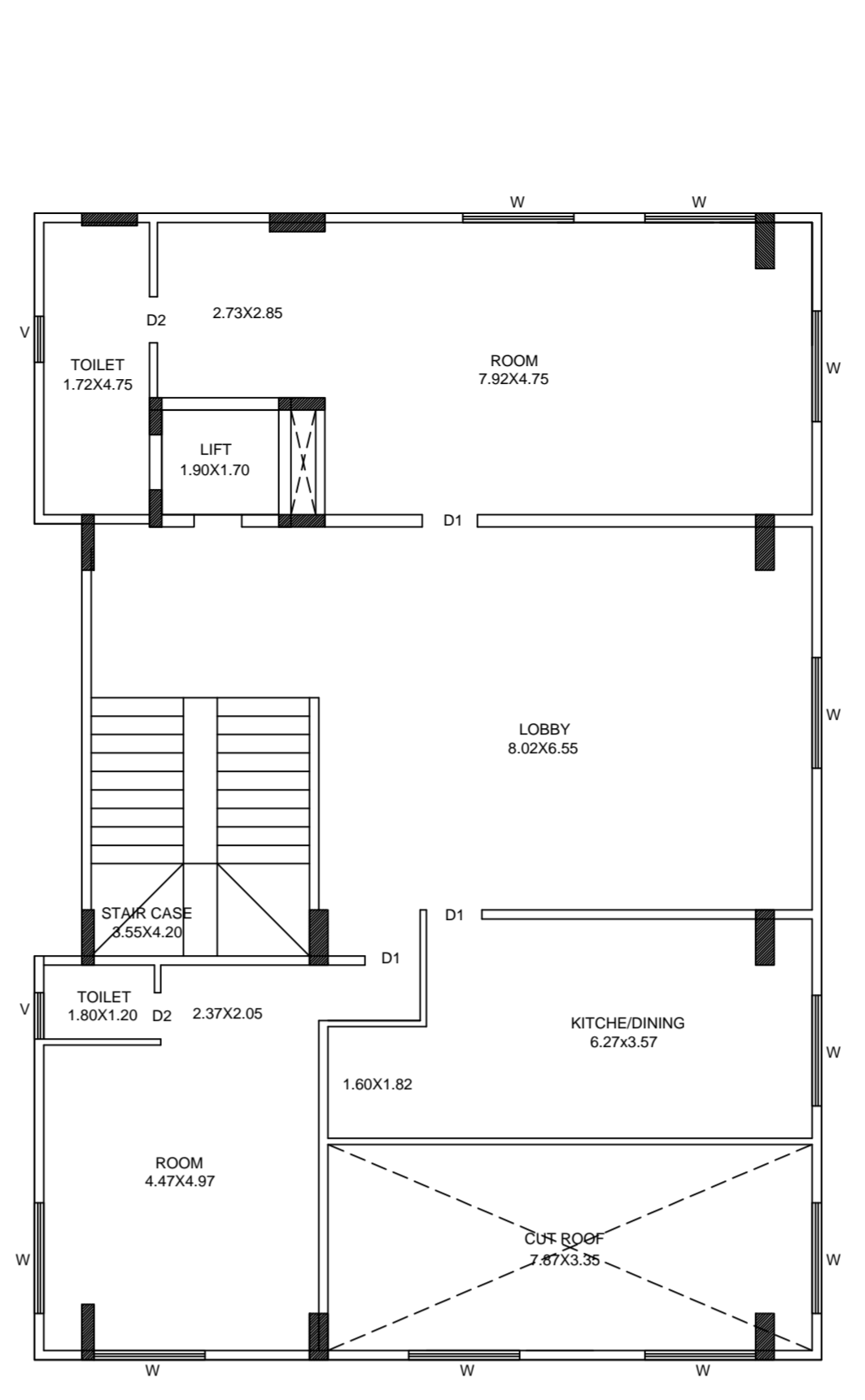
AREA STATEMENT (BBMP)		VERSION NO: 1.0.2
BBMP/Ad Com/EST/1048/20-21		VERSION DATE: 21/11/2020
PROJECT DETAILS:		
Authority: BBMP	Plot Use: Commercial	
Inward No: PRJ/1124/20-21	Plot SubUse: Business Office	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 182	
Nature of Sanction: MODIFY	City Survey No.: 00	
Location: RING-II	PID No. (As per Khata Extract): 82-24-182	
Building Line Specified as per Z.R: NA	Locality / Street of the property: BINNAMANGALA 2ND STAGE, BANGALORE.	
Zone: East		
Ward: Ward-080		
Planning District: 206-Indiranagar		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	360.51 SQ.MT.
NET AREA OF PLOT	(A-Deductions)	360.51
COVERAGE CHECK		
Permissible Coverage Area (65.00 %)		234.33
Proposed Coverage Area (62.12 %)		223.94
Achieved Net coverage area (62.12 %)		223.94
Balance coverage area left (2.88 %)		10.39
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		811.15
Additional F.A.R. within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		463.90
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		811.15
Residential FAR (75.64 %)		613.28
Commercial FAR (24.36 %)		149.37
Proposed FAR Area		613.28
Achieved Net FAR Area (1.70)		613.28
Balance FAR Area (0.55)		197.87
BUILT UP AREA CHECK		
Proposed BuiltUp Area		938.31
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		953.31



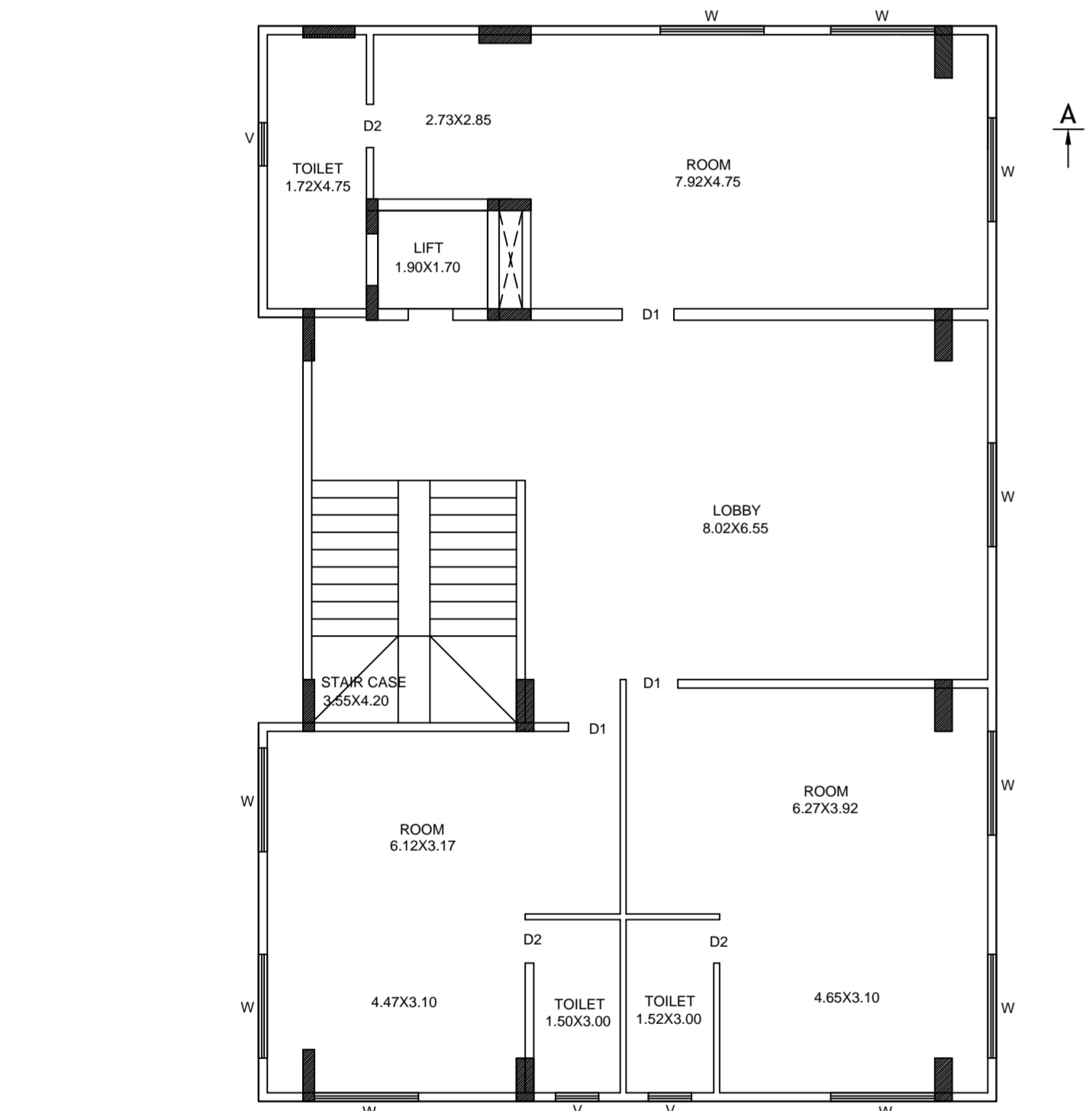
BASMENT FLOOR PLAN



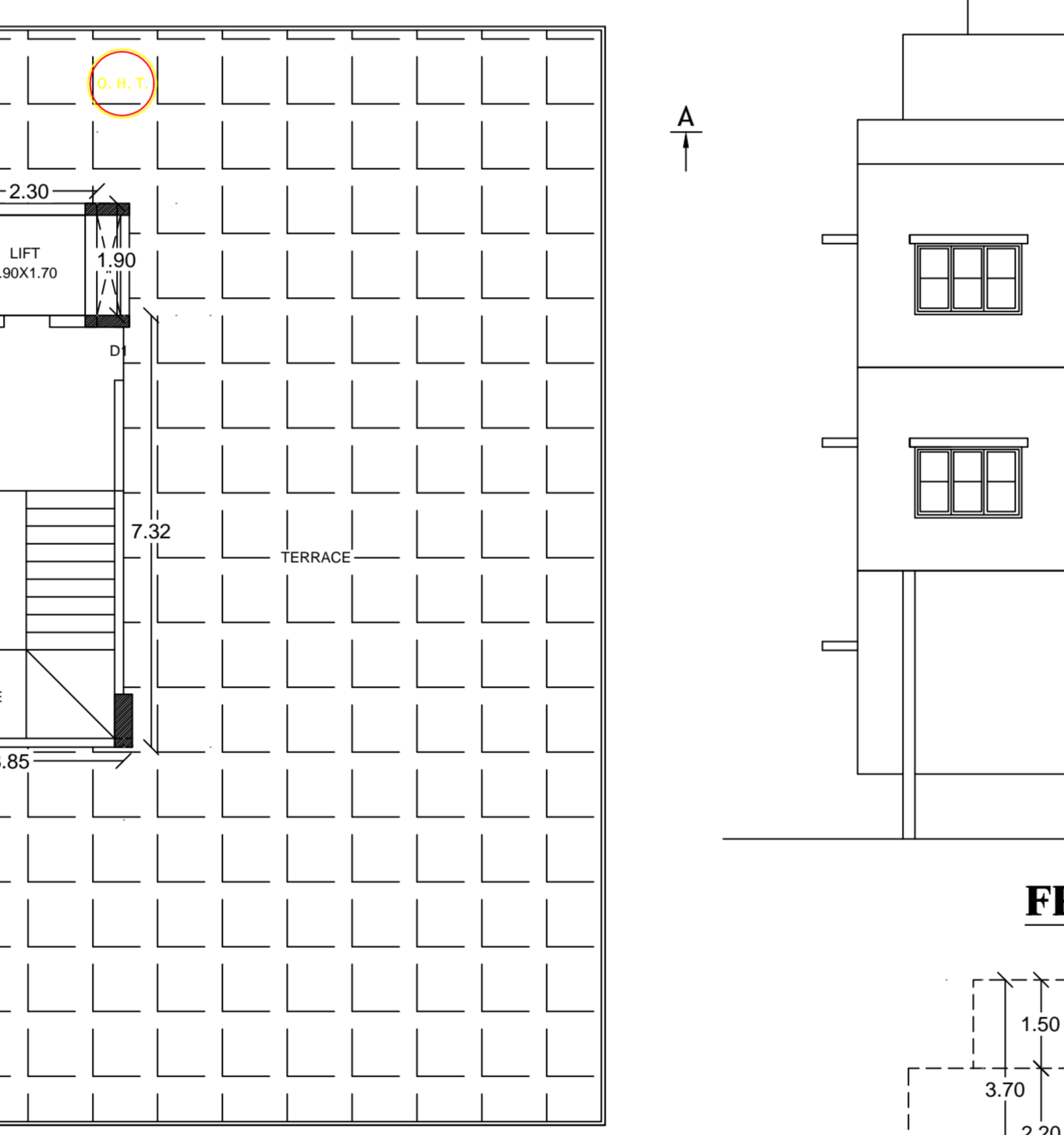
GROUND FLOOR PLAN



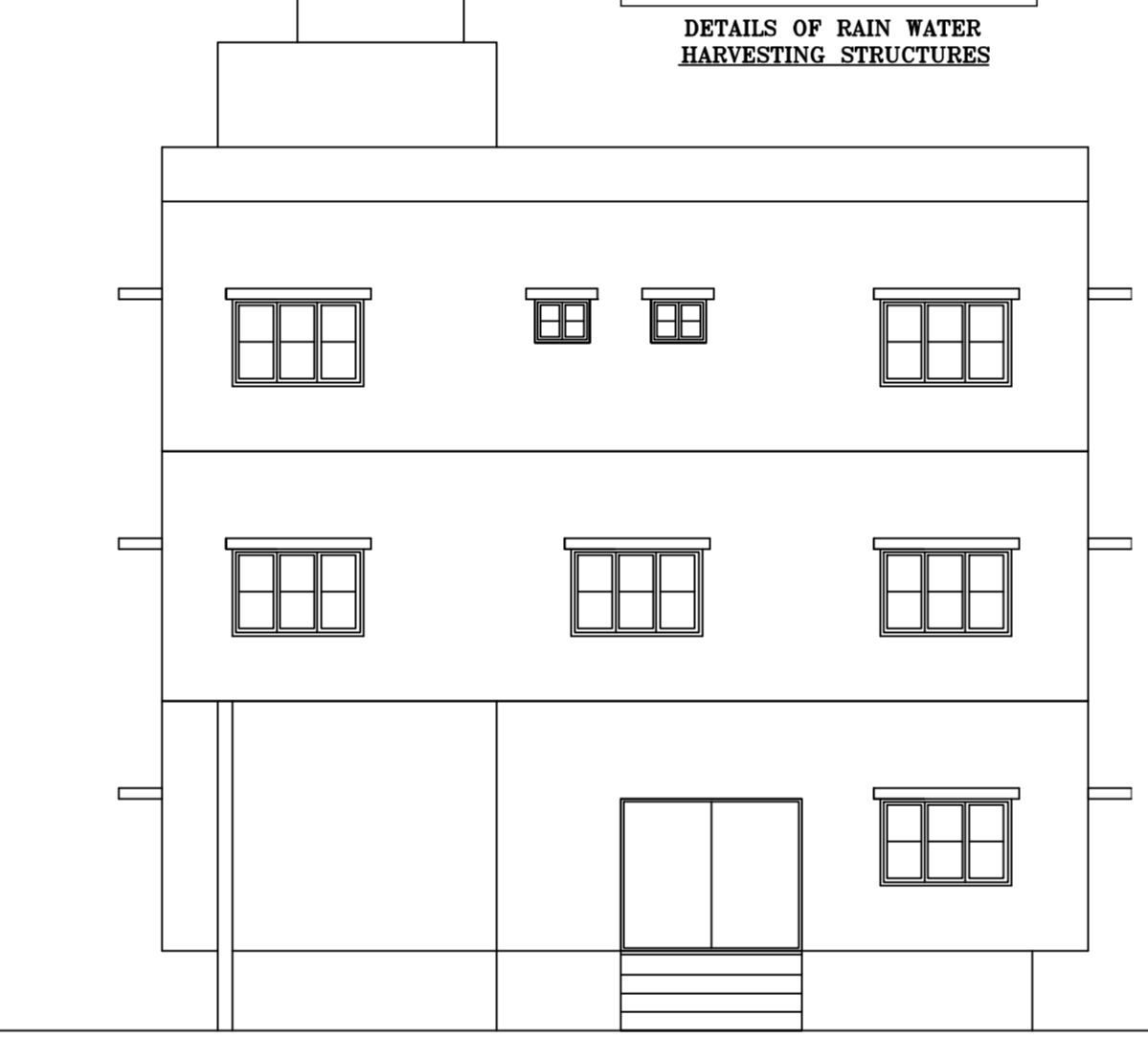
FIRST FLOOR PLAN



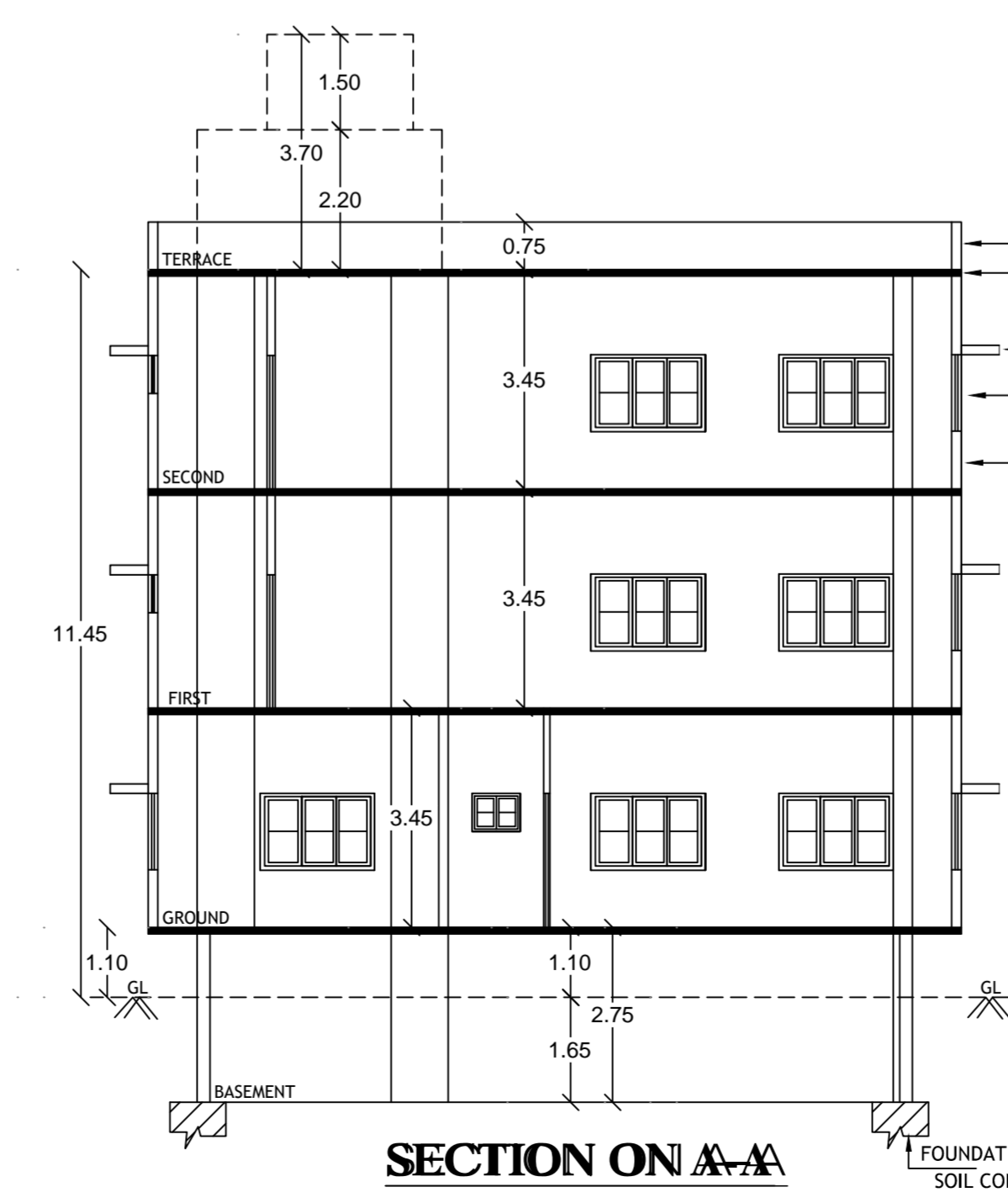
SECOND FLOOR PLAN



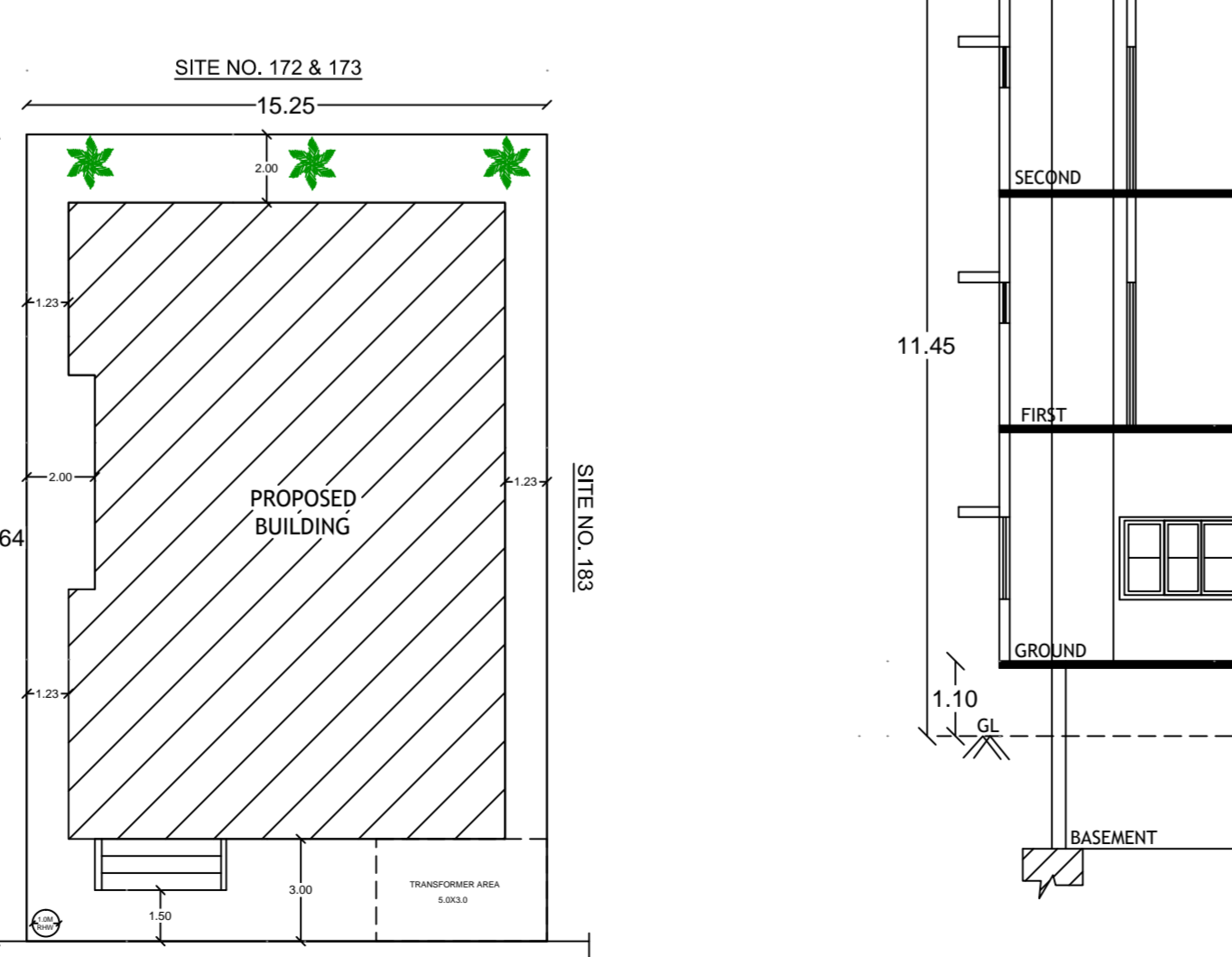
TERRACE FLOOR PLAN



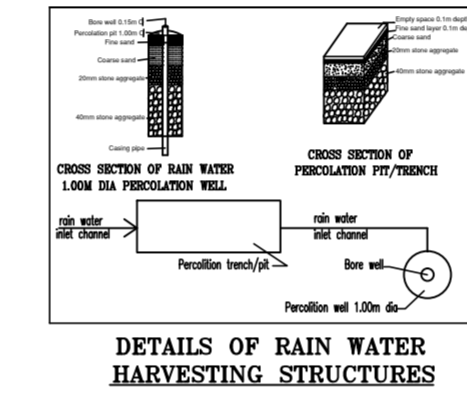
FRONT ELEVATION



SECTION ON A-A



SITE PLAN (Scale 1:2000)



DETAILS OF RAIN WATER HARVESTING STRUCTURES

Approval Condition:

- The Plan sanction is issued subject to the following conditions:
 - The sanction is accorded for:
 - Construction of Block 'A1' (COMMERCIAL AND HOSTEL BUILDING) Wing-A1-1 (COMMERCIAL AND HOSTEL BUILDING) consisting of BASEMENT, G-FLOOR, 1st FLOOR, 2nd FLOOR, TERRACE, and TRANSFORMER AREA.
 - 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 RWSSB and BESCOM Early.
 - 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 ensure all workers involved in the construction work against any accident (unforeseen accidents arising during the line of construction).
 - The applicant shall not erect any building materials (boards or foibles) on roads or on drains.
 - The boards shall be removed and transported to near by dumping yard.
 - The applicant shall be prohibited from selling the surface 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 as associated equipment as per K.E.R.C. (E&D) code leaving 3.00 mts. from the building within the premises.
 - The applicant shall provide a separate room preferably 5.0x3.0 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 dirt, debris & other materials endangering the safety of people's structures and in:
 - Around the site.
 - Permissible 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 basement 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 construction.
 - 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 vendor as the case may be shall strictly adhere to the rules and responsibilities specified in Schedule - IV (Bye-law No. 3, 5) under sub-section IV-B (ii) to (iv).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - In case of reconstruction or building before erection of walls on the foundation and in the case of column structure before erecting the columns "COMMENCEMENT 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 & 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 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 for storage of water for non-potable purposes & recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 25(a).
 - The building shall be designed and constructed according to the norms prescribed in National Building Code and in the "Code of earthquake resistant design of structures" bearing No. IS-1893:2002 published by the Bureau of Indian Standards making the building resilient to earthquake.
 - The applicant should provide open water features as per table 'F' of bye-law No. 23 for the building.
 - Facilities for physically handicapped persons prescribed in schedule XI (Bye-law - 31) of Building bye-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 required entry.
 - The Occupancy Certificate will be considered only after ensuring that the provisions of conditions 'a' to 's' No. 23, 24, 25 & 26 are provided in the building.
 - The applicant shall ensure that no construction is carried out 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 nuisance 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 - as a capacity provided as per bye-law 25 (b) (ii) (b) and (c) and shall not be disposed off in the vicinity of the building.
 - 2000 Sign and above built up area for Commercial building.
 - All 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 super structure for the safety 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.
 - Sufficient 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 get approved from the Consultant Authority Instructors.
 - 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 permission issued once in two years.
 - The Owner / Association of high rise building shall get the building inspected by the equipped agencies of the Karnataka Fire and Emergency Department to ensure that the equipment installed are in good working condition, and an affidavit to effect shall 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 Inspectorate every two years with due inspection by the Department regarding working condition of Electrical installation in lifts. The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in two years.
 - The Owner / Association of high rise building shall conduct two tests: (a) In the building one before the onset of summer and another during the summer and ensure complete safety in respect of the building.
 - The Builder / Contractor / Professional responsible for execution of work shall not be 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 conversion of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
 - 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 BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule 'I'. Further, the Owner / Developer shall give intimation to the Corporation of the start 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 approved and reserved as per the 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 make necessary provision to change electrical wiring.
 - The Applicant / Owner / Developer shall plant one tree for every 45 Sq.mt. of 100 Sq.mt. to 240 Sq.mt. (minimum of two trees for sites measuring with more than 240 Sq.mt.) One tree for every 240 Sq.mt. of the FAR area is part thereof in case of Apartment / group housing / multi-storied residential building.
 - In case of any late information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
 - 45% area, building license for special conditions, if any.
 - Special Conditions as per Labour Department of Government of Karnataka vide ADDUMNO (Housing) (Housing) Letter No. LD/SLS/ET/2013, dated: 01-04-2013.
 - 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.
 - 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 on construction site or work place.
 - The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
 - In any part of the No Applicant / Builder / Owner / Contractor shall engage a construction worker in the site work (area which is not registered with the Karnataka Building and Other Construction workers Welfare Board).

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.)	Carpet Area other than Tenement
			StairCase	Lift	Lift Machine	Void	Ramp	Parking	Res.	Commercial		
A1 (COMMERCIAL AND HOSTEL BUILDING)	1	938.31	72.86	12.92	3.23	26.70	47.15	162.18	463.90	149.37	613.27	504.18
Grand Total:	1	938.31	72.86	12.92	3.23	26.70	47.15	162.18	463.90	149.37	613.27	504.18

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NGS
A1 (COMMERCIAL AND HOSTEL BUILDING)	D2	0.75	2.10	06
A1 (COMMERCIAL AND HOSTEL BUILDING)	D1	0.90	2.10	07
A1 (COMMERCIAL AND HOSTEL BUILDING)	D1	1.20	2.10	01
A1 (COMMERCIAL AND HOSTEL BUILDING)	D	2.50	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NGS
A1 (COMMERCIAL AND HOSTEL BUILDING)	W2	0.75	1.20	06
A1 (COMMERCIAL AND HOSTEL BUILDING)	W	1.80	1.20	25

UnitBUA Table for Block 'A1' (COMMERCIAL AND HOSTEL BUILDING)

FLOOR	Name	LHBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT	OFFICE	149.37	142.39	2	1
Total	-	-	149.37	142.39	2	1

Block 'A1' (COMMERCIAL AND HOSTEL BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Res.	Commercial		
Terrace Floor	35.80	32.57	0.00	3.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Second Floor	233.00	13.43	3.23	0.00	0.88	0.00	0.00	215.66	0.00	215.66	229.09
First Floor	233.00	13.43	3.23	0.00	0.88	0.00	0.00	215.66	0.00	215.66	229.09
Ground Floor	223.95	13.43	3.23	0.00	25.34	0.00	0.00	32.58	149.37	181.95	46.00
Basement Floor	212.56	0.00	3.23	0.00	0.00	47.15	162.18	0.00	0.00	0.00	0.00
Total	938.31	72.86	12.92	3.23	26.70	47.15	162.18	463.90	149.37	613.27	504.18
Number of Same Blocks	1										
Total	938.31	72.86	12.92	3.23	26.70	47.15	162.18	463.90	149.37	613.27	504.18

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER

ASSISTANT DIRECTOR

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
DABHISHKE REDDY NO-112, OFF. RING ROAD, RAMAIAH REDDY COMPOUND, NEXT TO EGL CHALLAGHATTA, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
DERICK ROLPHY DSOUZA #371, 1ST STAGE, 2ND PHASE, THIMMAH RD, MANJUNATH PHASE, THIMMAH RD, MANJ BCC-BL-3/6/SE-235/2016-17

PROJECT TITLE :
MODIFIED PLAN SHOWING THE COMMERCIAL/HOSTEL BUILDING AT SITE NO-182,BINNAMANGALA 2nd STAGE, WARD NO- 80, BANGALORE. PID NO-82-24-182.

DRAWING TITLE : 1642039170-09-12-202006-05-15S_SABHISHKE REDDY D MODIFIED

SHEET NO : 1

EAST