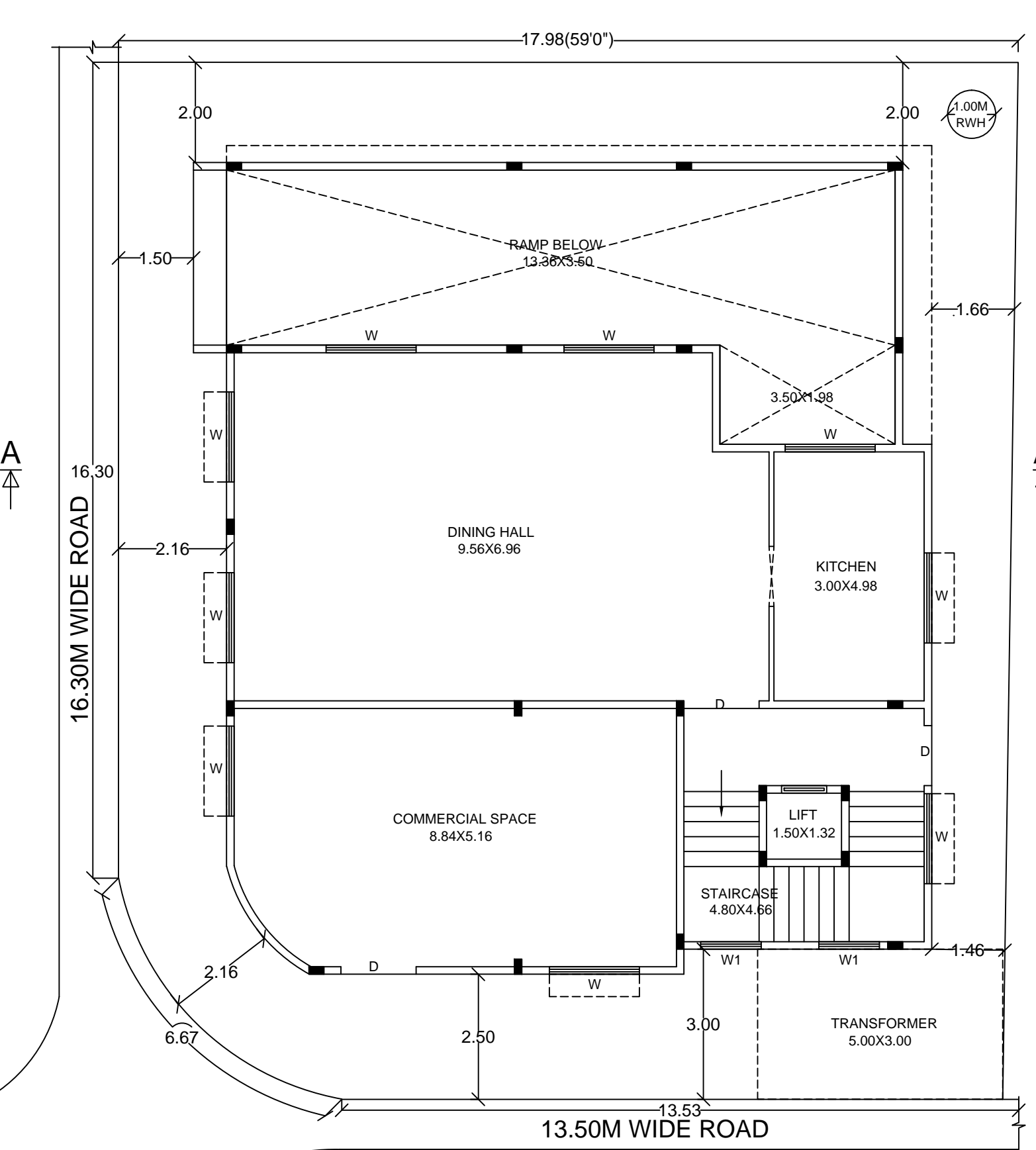
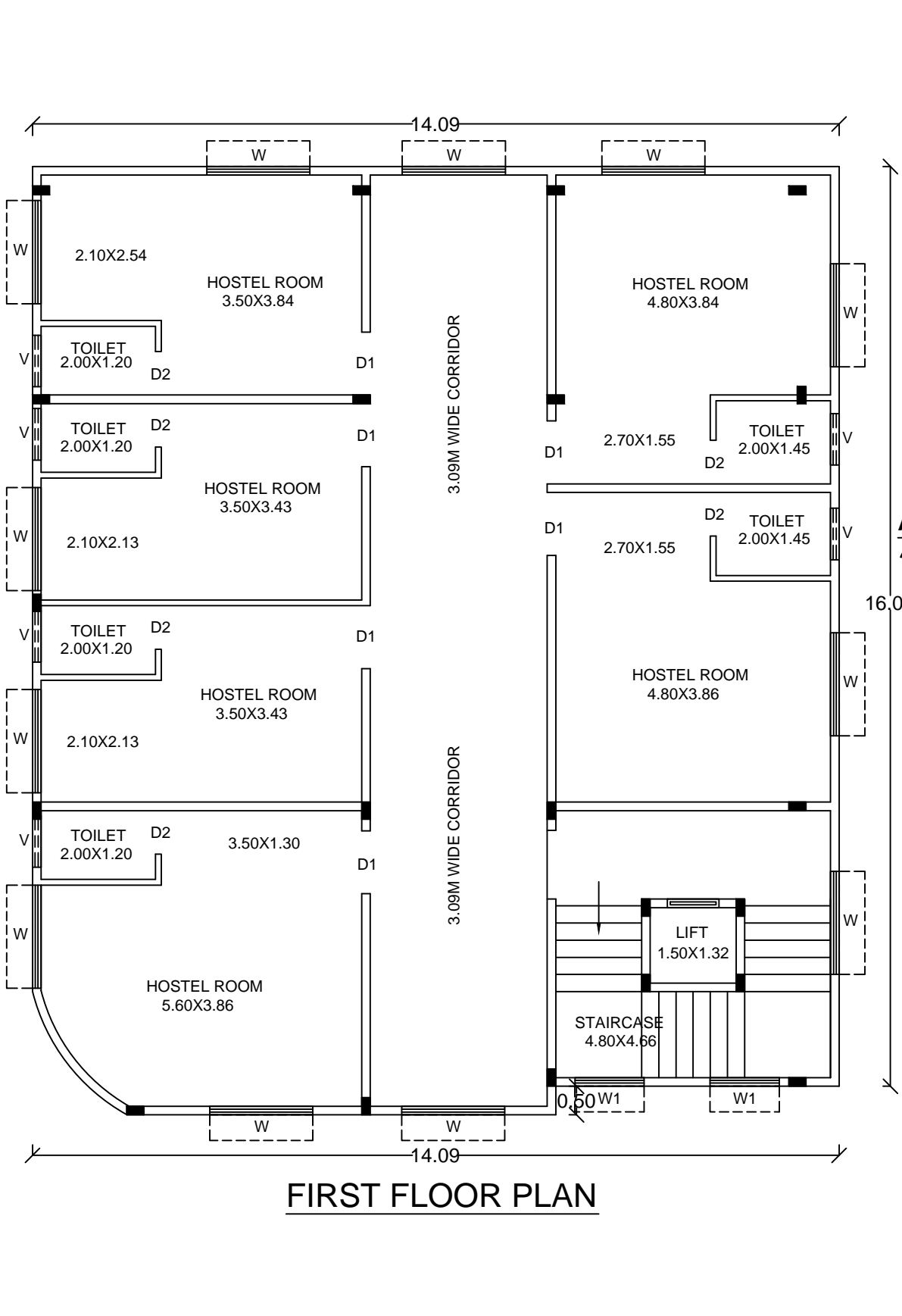


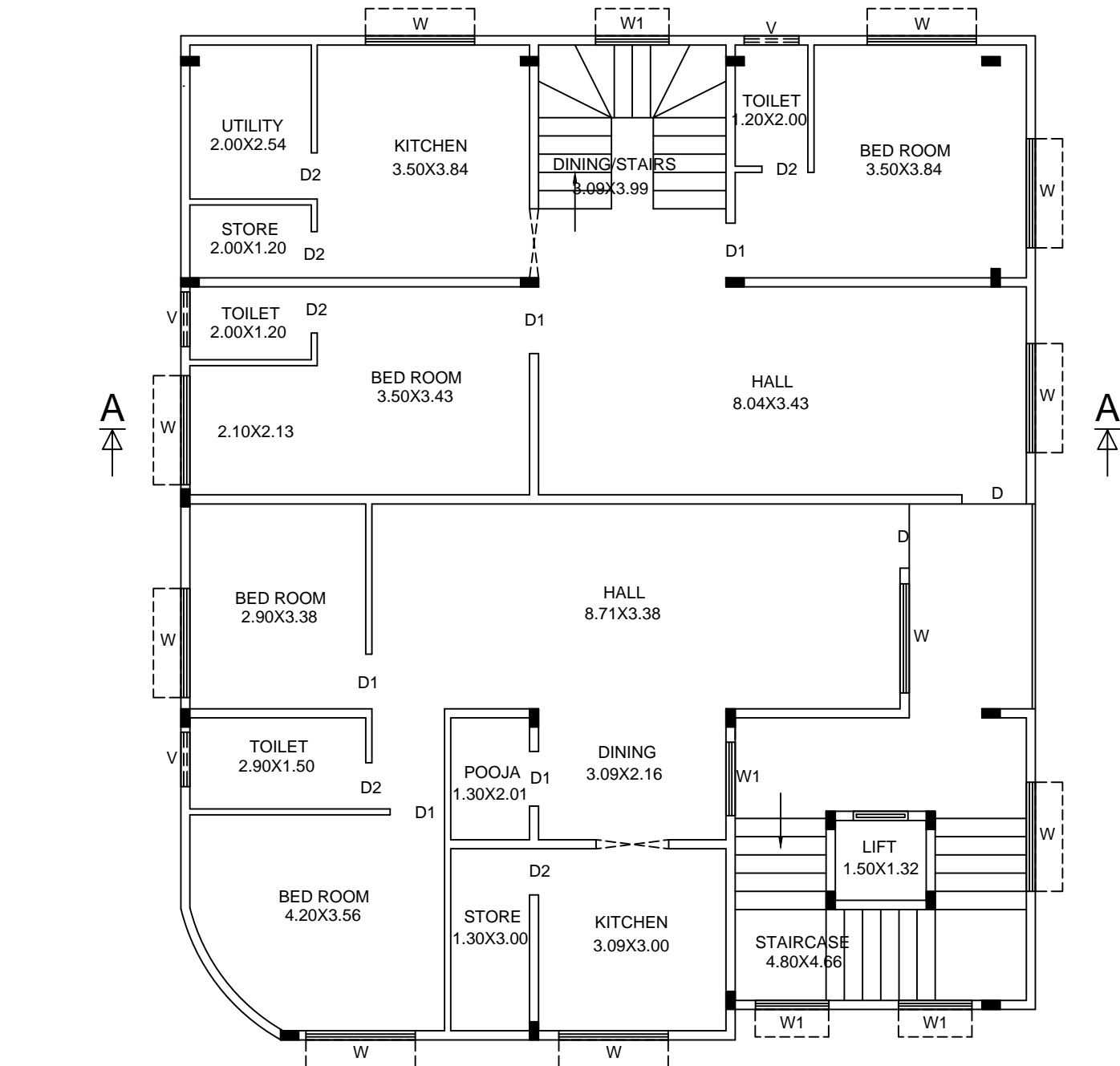
BASEMENT FLOOR PLAN



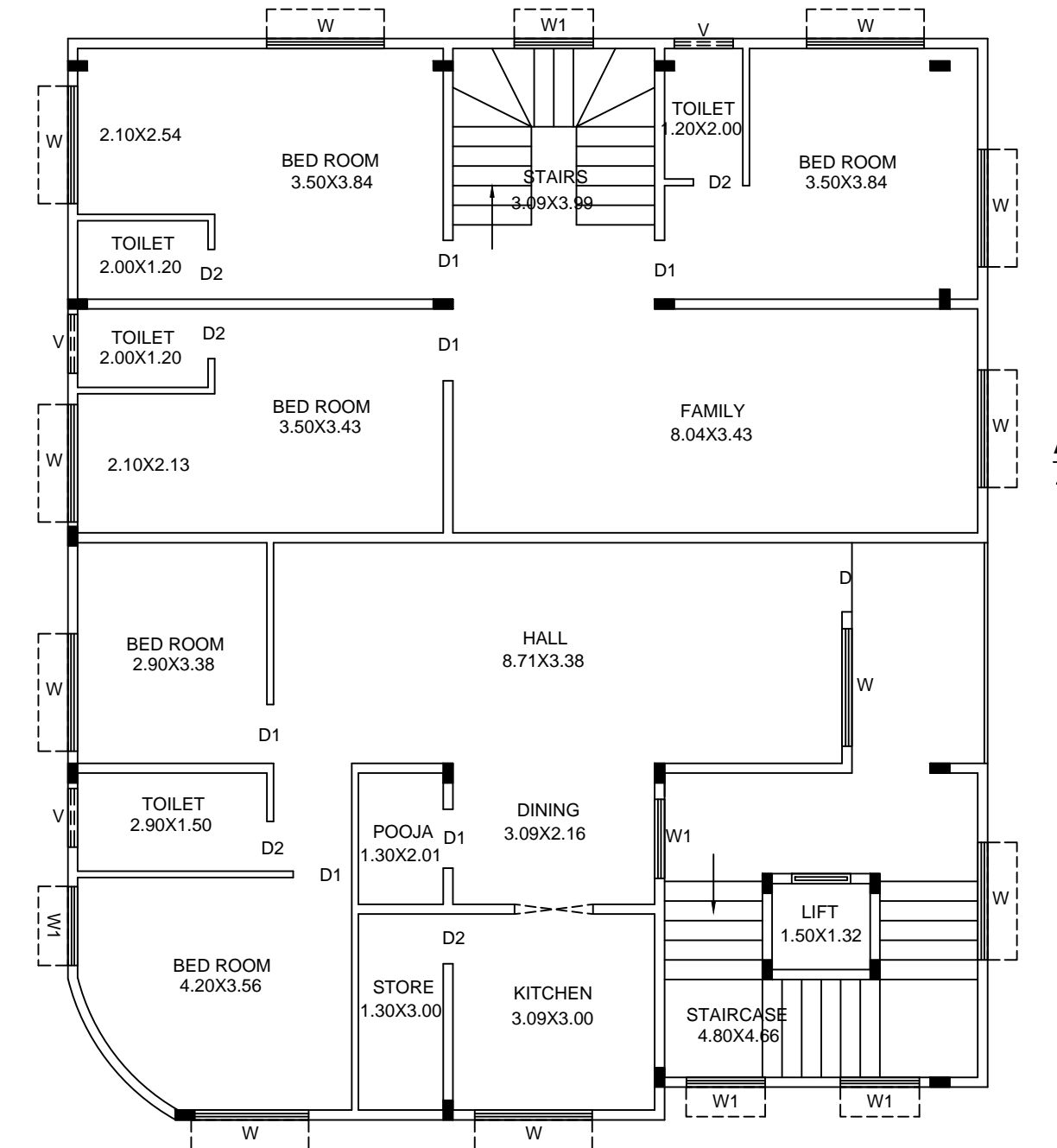
GROUND FLOOR PLAN



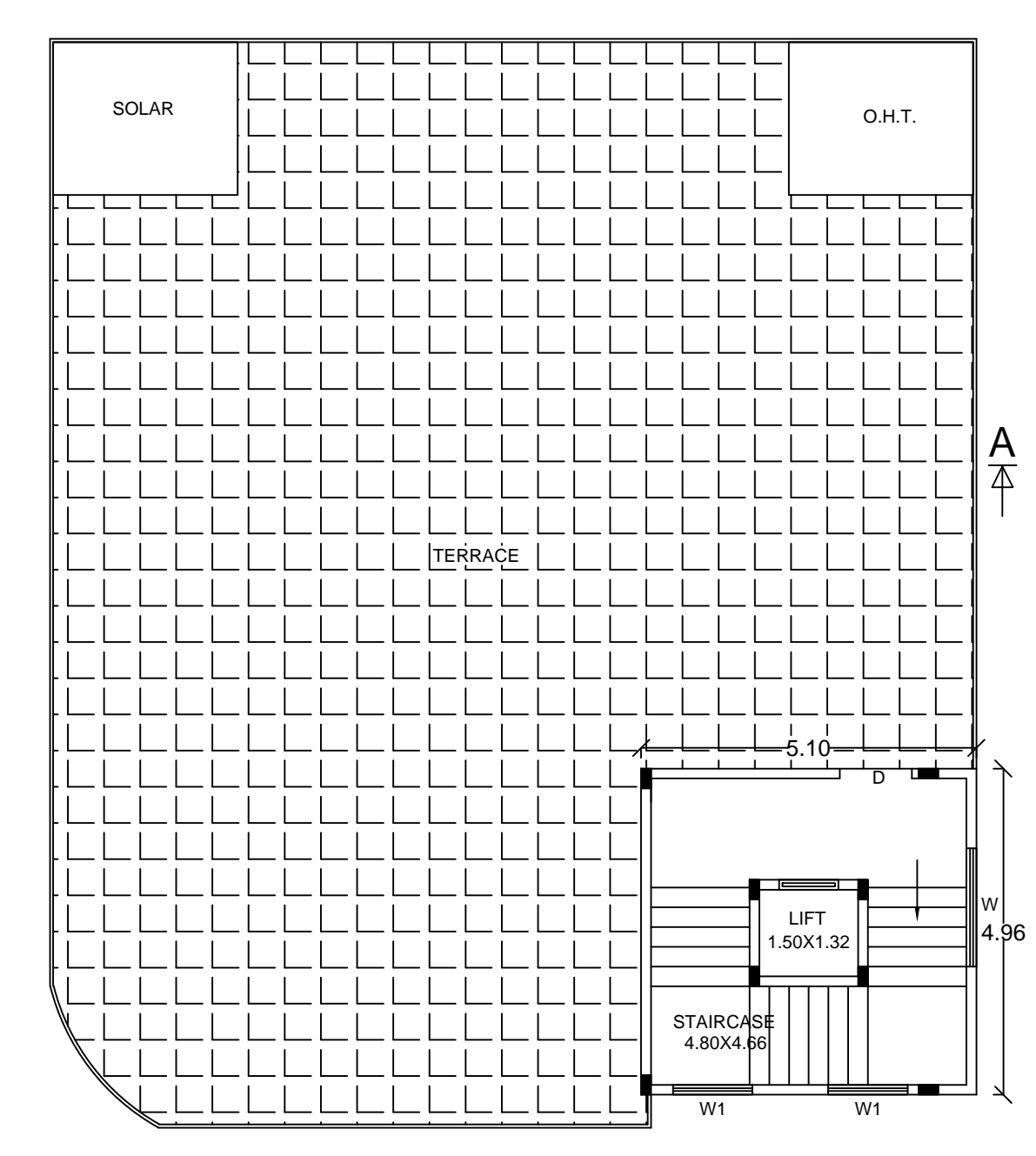
FIRST FLOOR PLAN



SECOND FLOOR PLAN



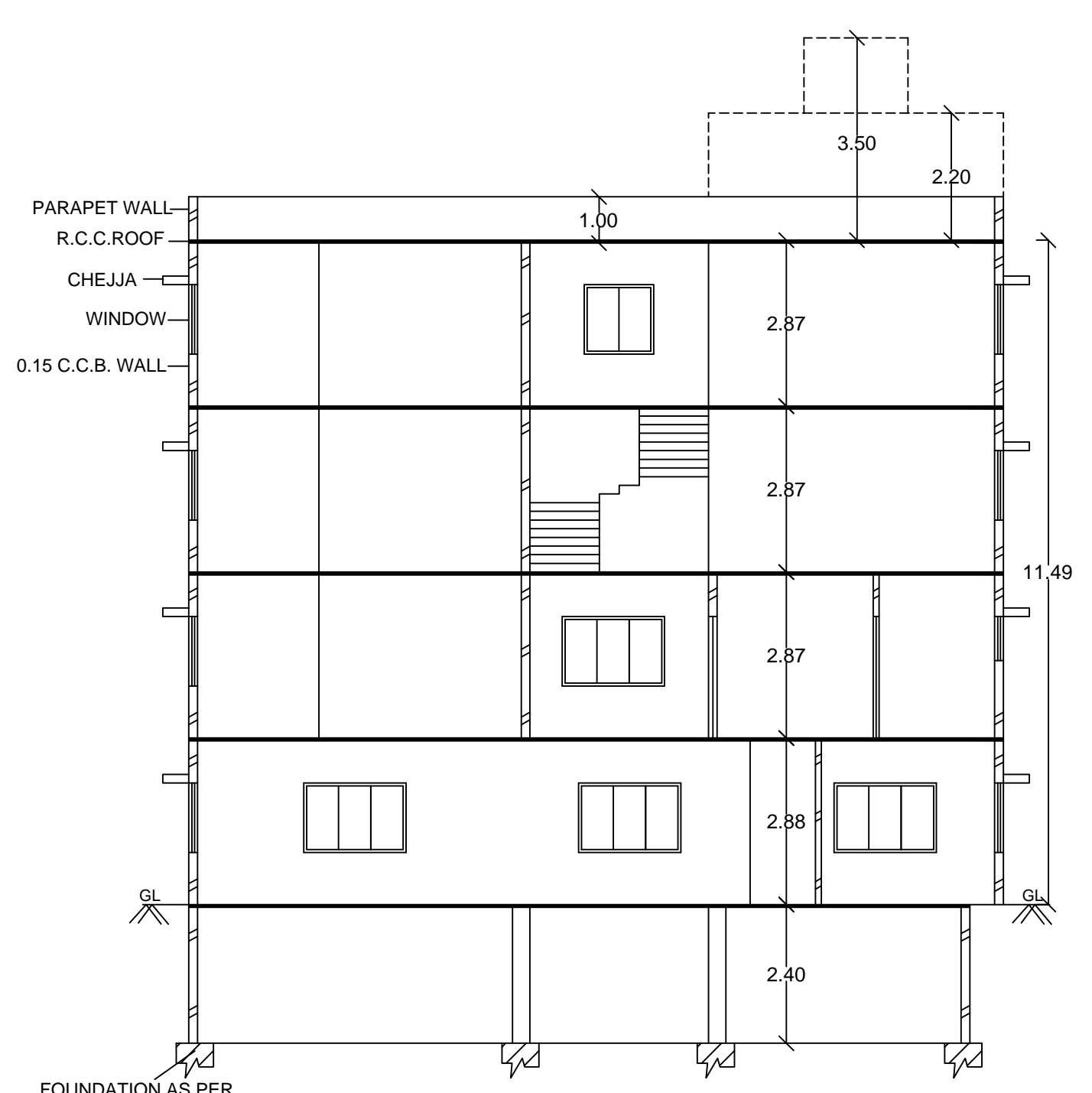
THIRD FLOOR PLAN



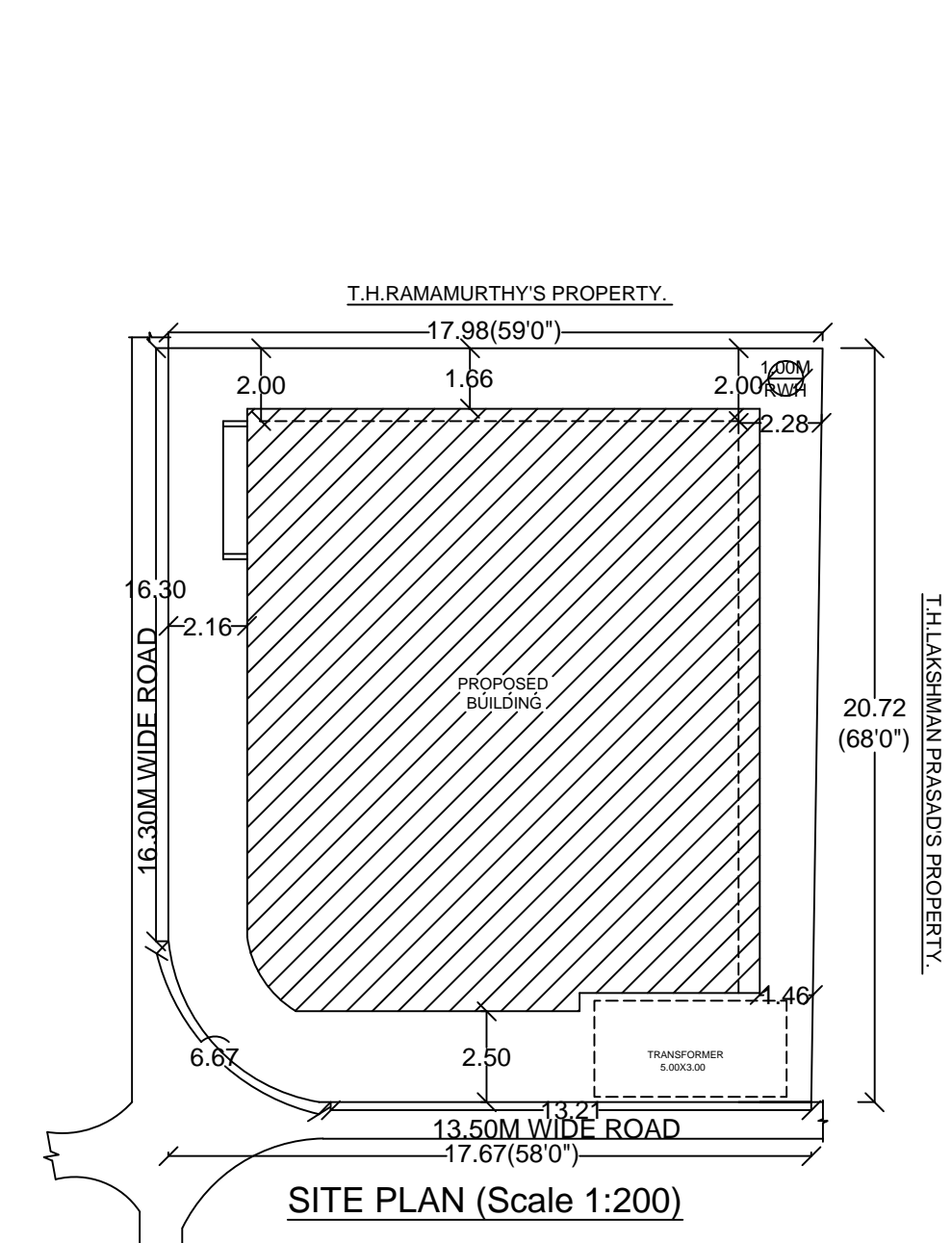
TERRACE FLOOR PLAN



ELEVATION



SECTION ON AA



SITE PLAN (Scale 1:200)

- Approval Condition :
- This Plan Sanction is issued subject to the following conditions :
- The sanction is accorded for (i) consisting of Block-A (COM) Wing -A-1 (COM) Consisting of BASEMENT, GF-2UF.
  - The sanction is accorded for Plotted Resi development A (COM) with Hostel/Small Shop 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 BWSB and BESCOM if 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 /unward 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.R.C. (E&D) code leaving 3.00 mts. from the building within the premises.
  - The applicant shall provide a separate room preferably 4.5 x 3.55 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 & 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 the bye-law No. 316 under sub section V(d) (a) to (h).
  - 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 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 topsoils, and besides ensuring safety of workman and general public by erecting safe barricades.
  - Drinking water supplied by BWSB 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 Bye-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. 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 in the ground floor for the use of the visitors / tenants / drivers and security men and also entrance to 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 nuisance during late hours and early morning hours.

Color Notes

**COLOR INDEX**

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

AREA STATEMENT (BBMP)	VERSION NO: 1.0.2	VERSION DATE: 21/11/2020
PROJECT DETAIL:	Plot Use: Residential	
Authority: BBMP	Plot Sub/Use: Plotted Resi development	
Inward: No: PRJ1488/20-21	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No: 42	
Proposal Type: Building Permission	City Survey No: 0	
Nature of Sanction: NEW	PID No. (As per Khata Extract): 91-76-42	
Location: RING-1	Locality / Street of the property: SPENCER ROAD, PULAKESHI NAGAR, WARD NO-78, BANGALORE	
Building Line Specified as per Z.R. NA		
Zone: East		
Ward: Ward-078		
Planning District: 204 Benson Town		
AREA DETAILS:		SQ MT.
NET AREA OF PLOT (A)	(A)	369.31
AREA OF PLOT (Minimum)	(A)	369.31
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		240.05
Proposed Coverage area (59.83 %)		220.96
Achieved Net coverage area (59.83 %)		220.96
Balance coverage area left (5.17 %)		19.99
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 ( 2.25 )		830.95
Additional F.A.R. within Ring 1 and II (for amalgamated plot -)		0.00
Allowable TOR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area ( 2.25 )		830.95
Residential FAR (0.61%)		704.79
Commercial FAR (6.39%)		48.09
Achieved Net FAR Area ( 2.04 )		752.88
Balance FAR Area ( 0.21 )		78.07
BUILT UP AREA CHECK		
Substructure Area (As per BUA Layout Lvl)		1222.00
Achieved Builtup Area		1222.07

Approval Date :

Required Parking Table 7a)

Block Name	Type	Sub Use	Area (Sq.mt.)	Regd.	Units	Prop.	Regd./Unit	Car	Prop.
A (COM)	Residential	Hostel / Plotted Resi development	> 0	10	1.00	1	1	1	-
	Commercial		> 0	50	48.09	1	1	1	-
	Total:							5	5

Parking Check (Table 7b)

Car	No.	Area (Sq.mt.)	No.	Achieved	Area (Sq.mt.)
Car	5	68.75	5	5	68.75
Total Car	5	68.75	5	5	68.75
Two Wheeler	-	41.25	0	0	0.00
Other Parking	-	-	-	-	147.12
Total	-	110.00	-	-	215.87

UnitBUA Table for Block :A (COM)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
SECOND FLOOR PLAN	SPLIT 3	FLAT	90.55	85.40	7	2
THIRD FLOOR PLAN	SPLIT 4	FLAT	215.12	204.61	0	7
THIRD FLOOR PLAN	SPLIT 4	FLAT	0.00	0.00	0	7
THIRD FLOOR PLAN	SPLIT 5	FLAT	90.55	85.40	7	1
Total:	-	-	396.21	375.41	28	3

Block USE/SUBUSE Details

Block Name	Block Sub/Use	Block Structure	Block Land Use Category
A (COM)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht. R

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
 Sd. SANJEEV RAMAMURTHY, NO-42, SPENCER ROAD, PULAKESHI NAGAR, WARD NO-78, BANGALORE, PID NO-91-76-42.

*S. S. Sanjeev*

ARCHITECT/ENGINEER /SUPERVISOR 'S' SIGNATURE

K.S. Prasanna Kumar, Sri Sai Enterprises No. 3309, 1st Main Road, Opp More Retail Shop, Gayathri Nagar AP/COA, 2 & 3 F, 19/09/09, 94

*K. Prasanna Kumar*

PROJECT TITLE :  
 PLAN SHOWING THE PROPOSED COMMERCIAL/HOSTEL/RESIDENTIAL BUILDING AT SITE NO-42, SPENCER ROAD, PULAKESHI NAGAR, WARD NO-78, BANGALORE, PID NO-91-76-42

DRAWING TITLE : 1893313808-19-12-202011-14-155\_SSAJEEV RAMAMURTHY : A (COM) with BASEMENT, GF-2UF

SHEET NO : 1

Block A (COM)

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.)	Carpet Area other than Tenement
		Stair/Case	Lift	Lift Machine	Void	Ramp	Parking	Resi.				
Terrace Floor	27.28	25.30	0.00	1.98	0.00	0.00	0.00	0.00	0.00	00	0.00	
Third Floor	229.57	27.20	1.98	0.00	0.00	0.00	200.39	0.00	200.39	01	0.00	
Second Floor	229.57	27.20	1.98	0.00	0.00	0.00	200.39	0.00	200.39	02	0.00	
First Floor	229.57	20.39	1.98	0.00	0.00	0.00	207.20	0.00	207.20	00	227.59	
Ground Floor	220.96	20.39	1.98	0.00	53.69	0.00	96.81	48.09	144.90	00	117.20	
Basement Floor	285.05	0.00	1.98	0.00	67.20	215.87	0.00	0.00	0.00	00	0.00	
Total:	1222.00	120.48	9.90	1.98	53.69	67.20	215.87	704.79	48.09	752.88	03	344.79
Total Number of Same Blocks	1											
Total:	1222.00	120.48	9.90	1.98	53.69	67.20	215.87	704.79	48.09	752.88	03	344.79

SCHEDULE OF JOINEERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COM)	D2	0.76	2.10	16
A (COM)	D1	0.90	2.10	14
A (COM)	D	1.06	2.10	04
A (COM)	D1	1.10	2.10	07
A (COM)	D	1.50	2.10	01

SCHEDULE OF JOINEERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COM)	W3	0.90	1.20	16
A (COM)	W1	1.21	1.20	12
A (COM)	W	1.80	1.20	46

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.)	Carpet Area other than Tenement
			Stair/Case	Lift	Lift Machine	Void	Ramp	Parking	Resi.				
A (COM)	1	1222.00	120.48	9.90	1.98	53.69	67.20	215.87	704.79	48.09	752.88	03	344.79
Grand Total:	1	1222.00	120.48	9.90	1.98	53.69	67.20	215.87	704.79	48.09	752.88	03	344.79

SANCTIONING AUTHORITY :

ASSISTANT JUNIOR ENGINEER / TOWNPLANNER	ASSISTANT DIRECTOR
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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.

EAST