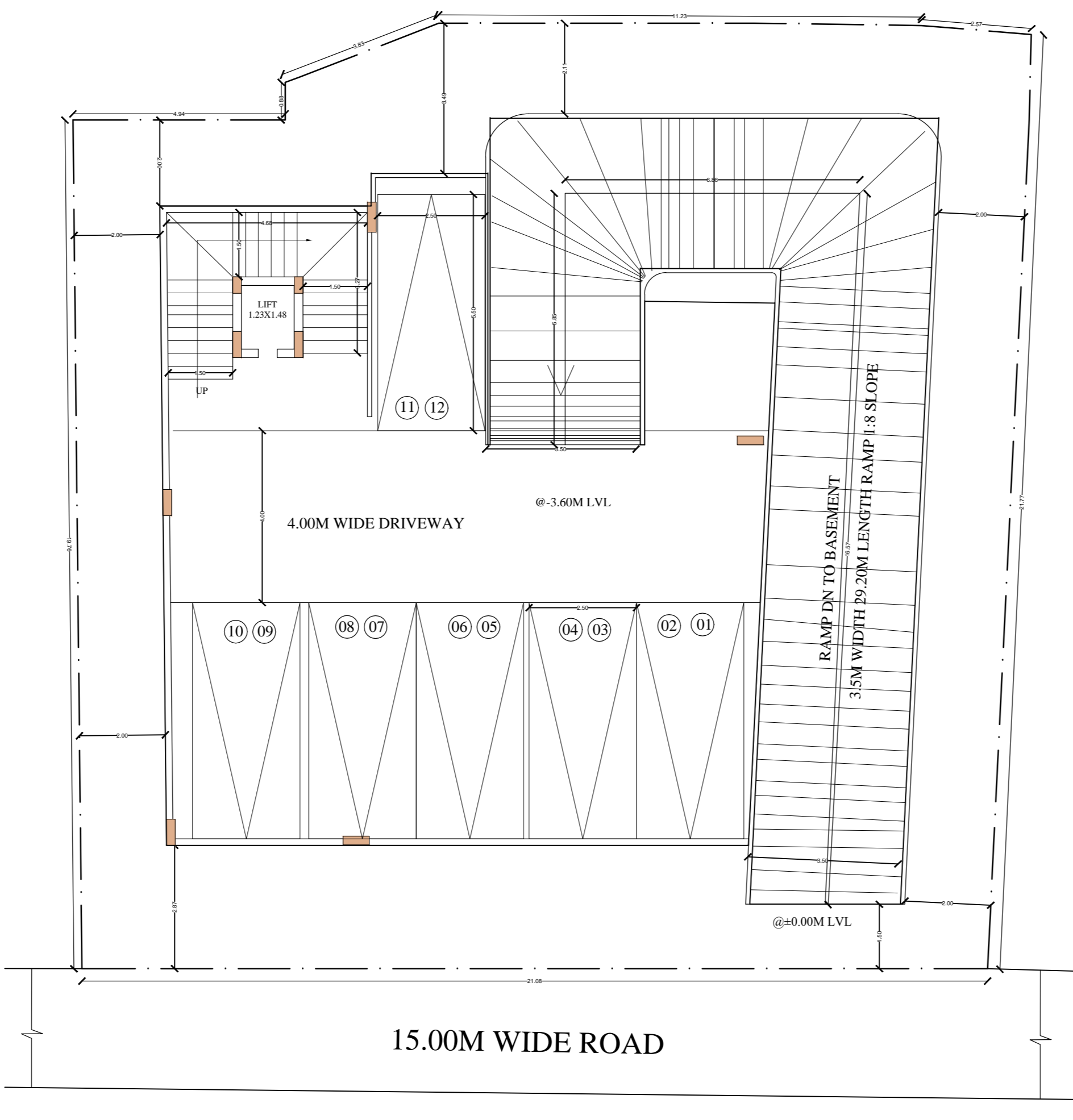
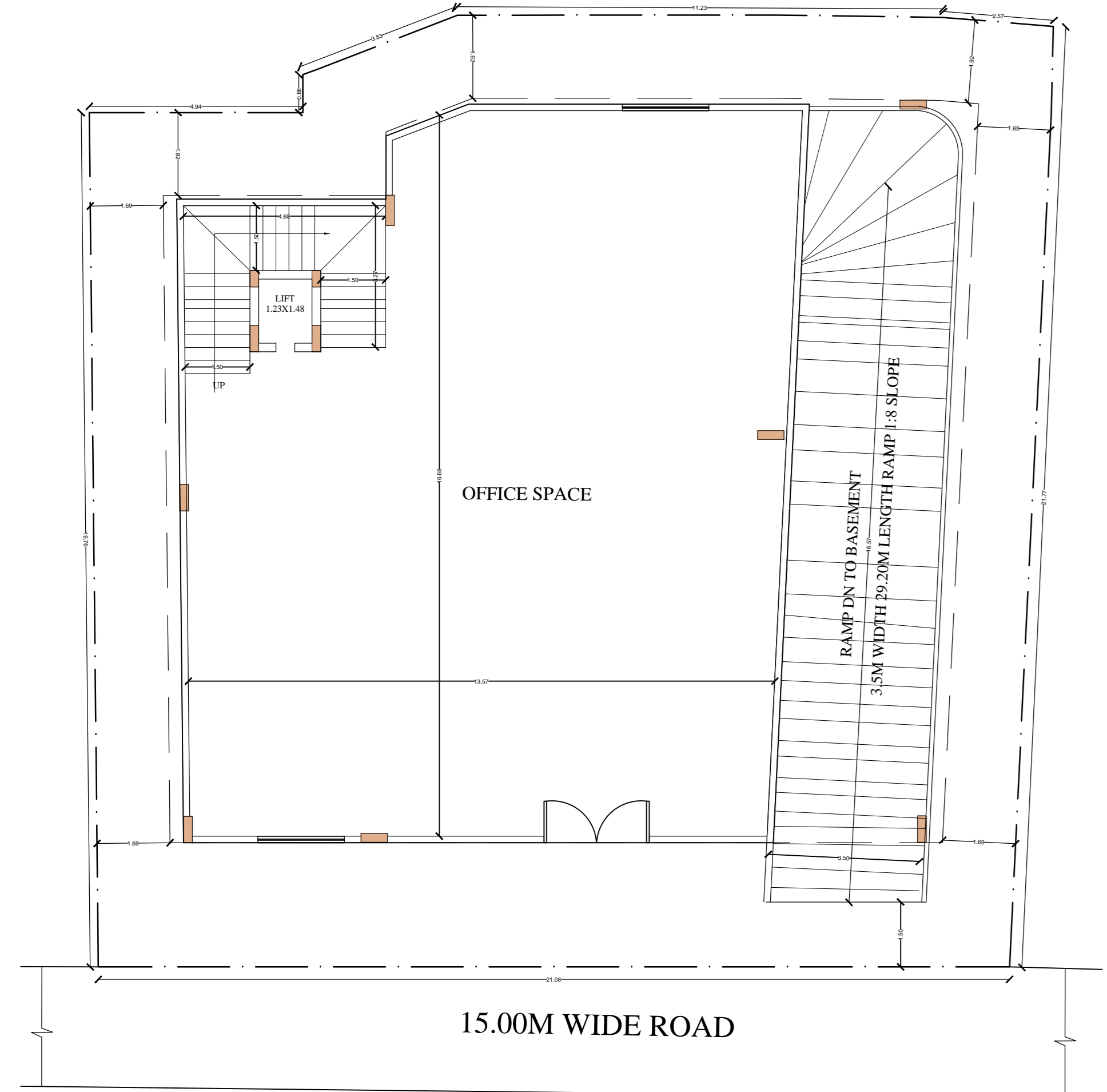


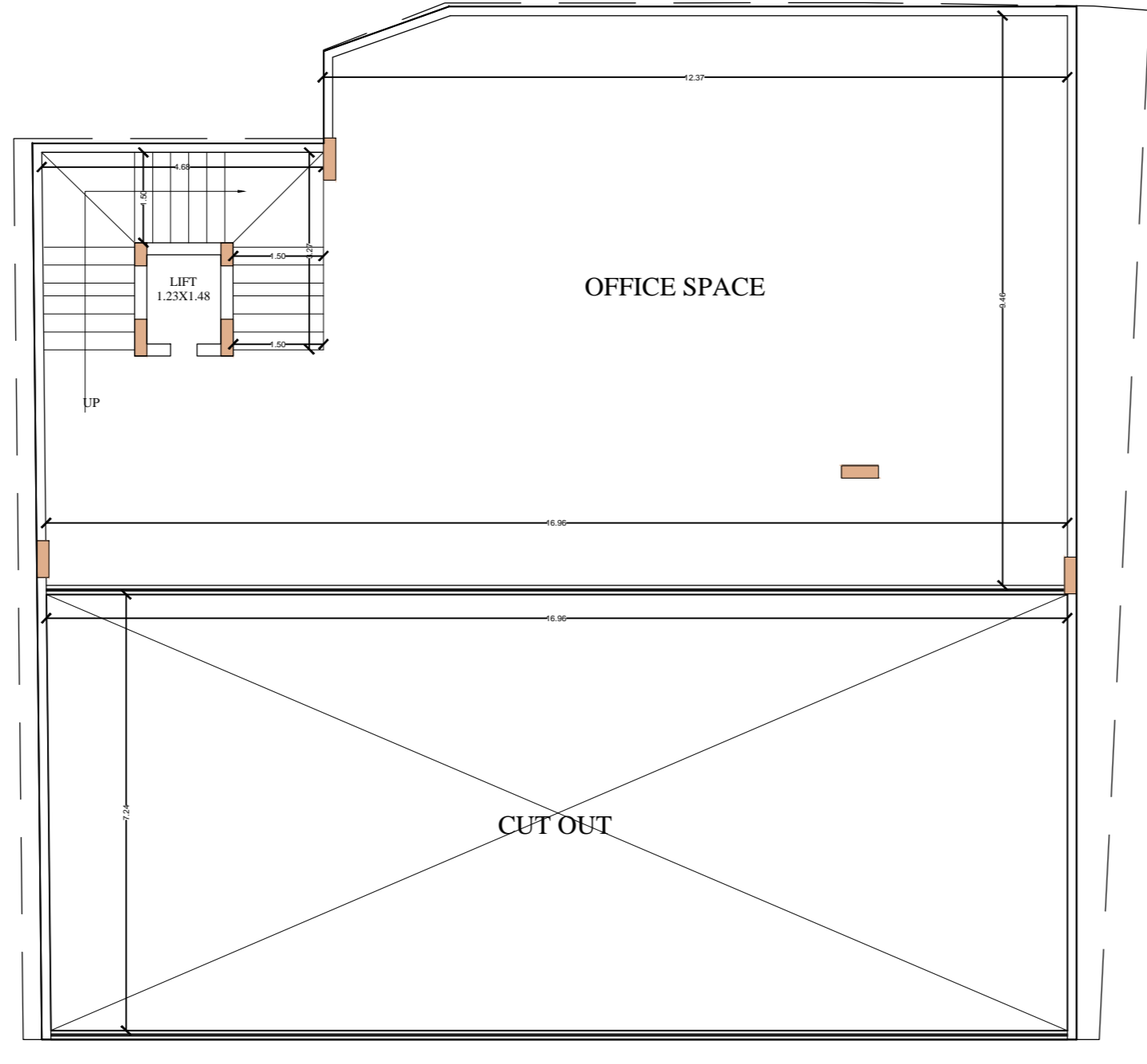
SITE PLAN



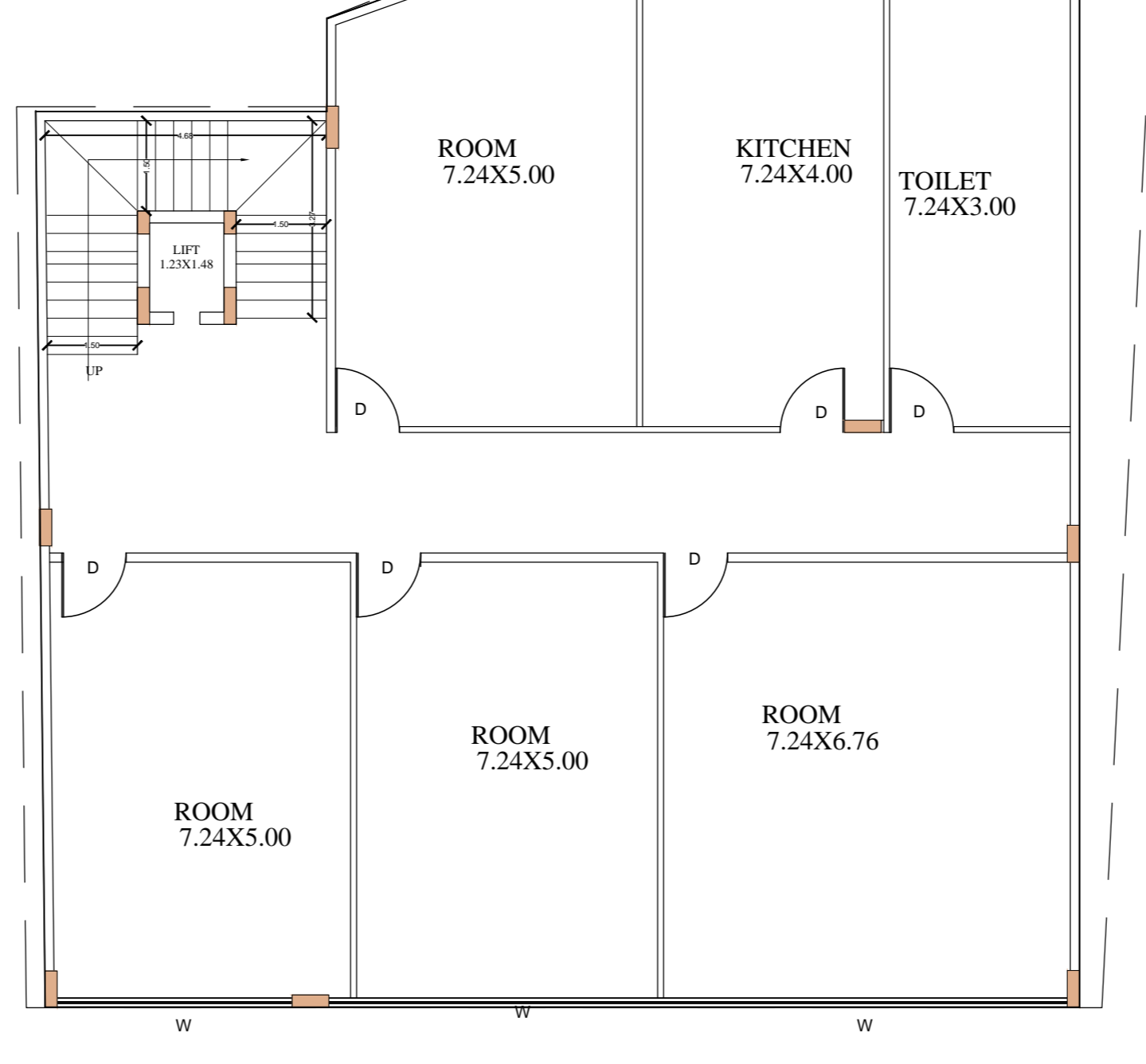
BASEMENT FLOOR  
NO. OF CAR PARKING PROVIDED : 12NO'S



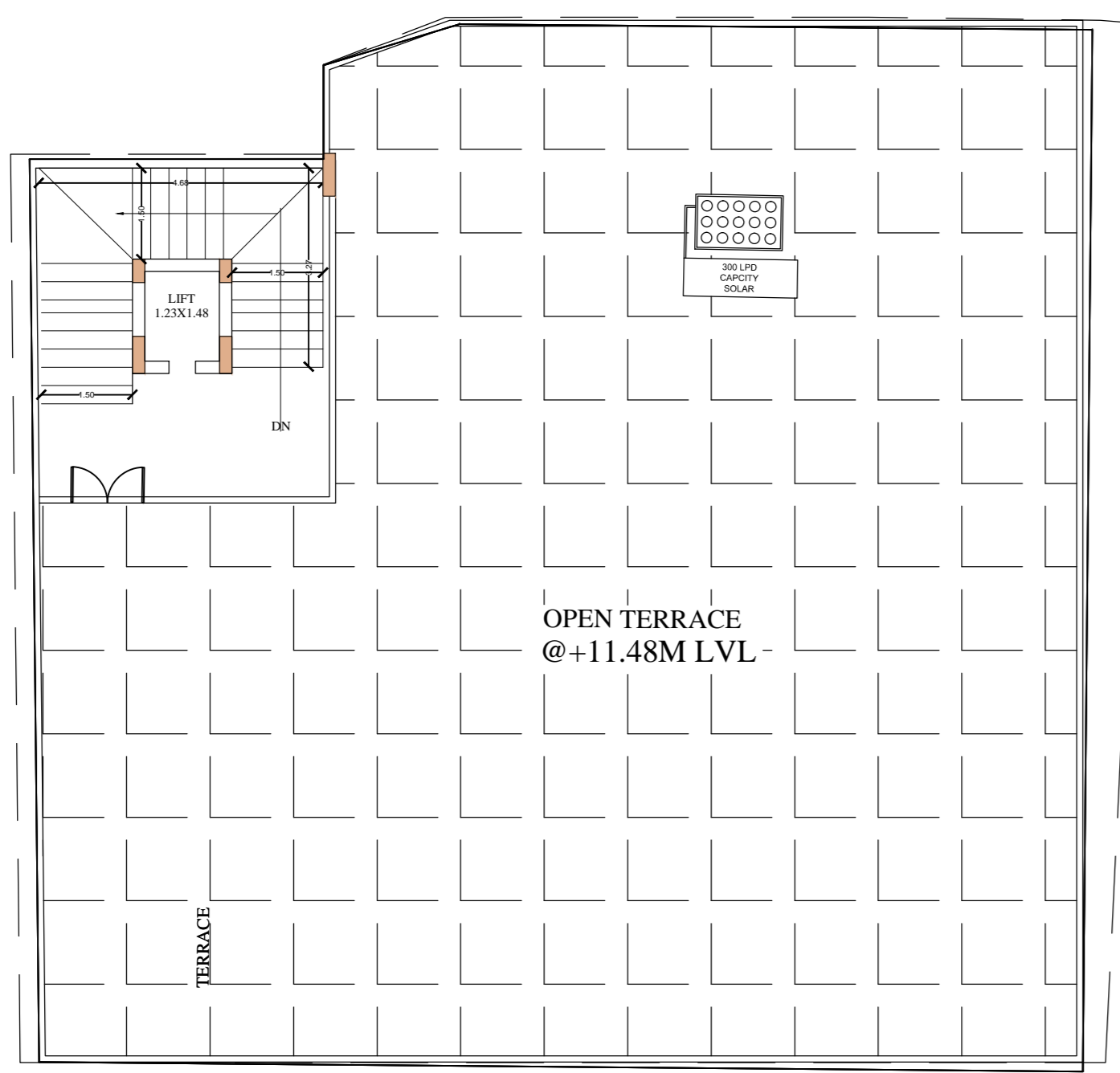
GROUND FLOOR PLAN  
@±0.00M LVL



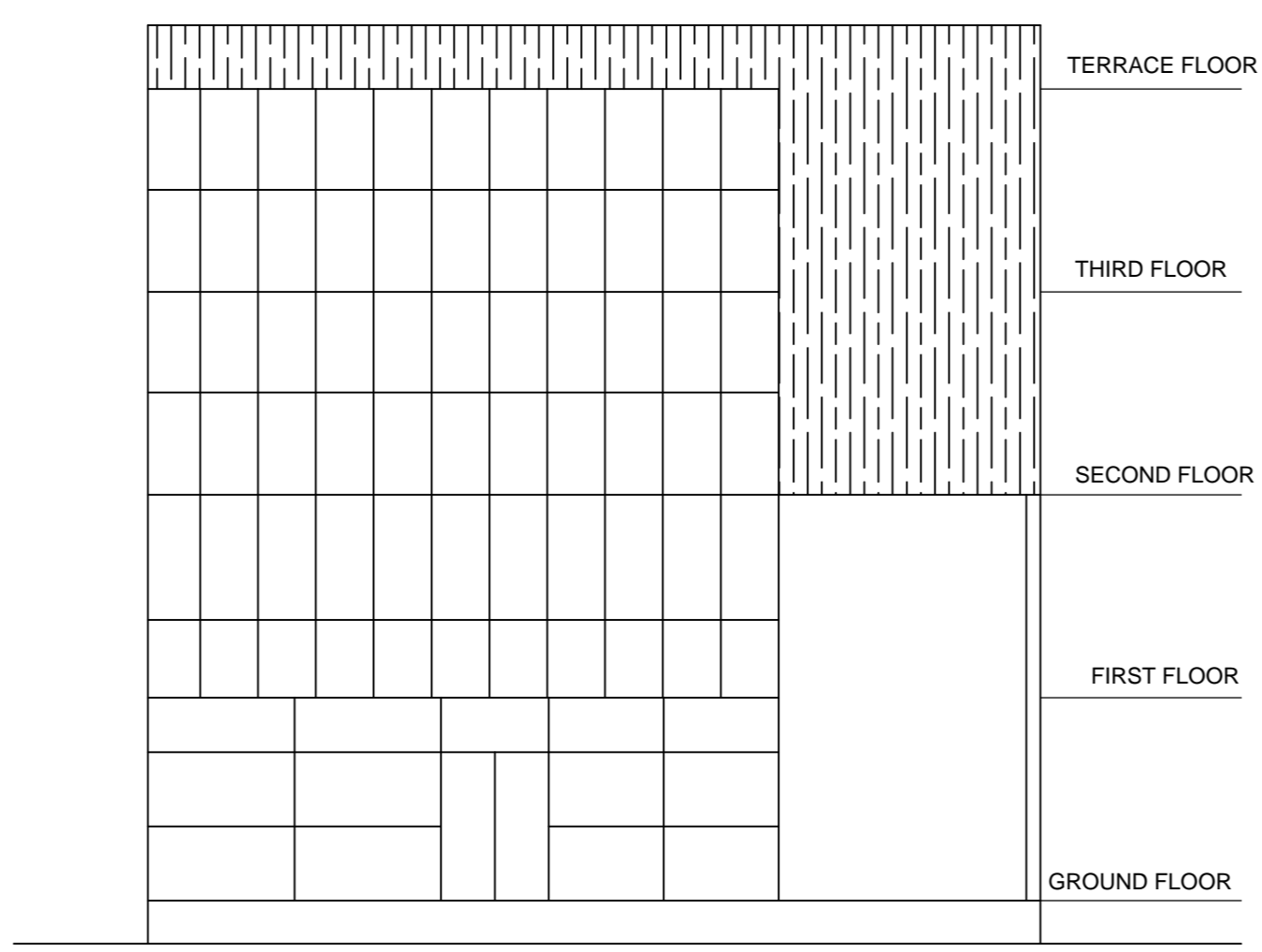
FIRST & SECOND FLOOR PLAN  
@+2.87M & +5.74M LVL



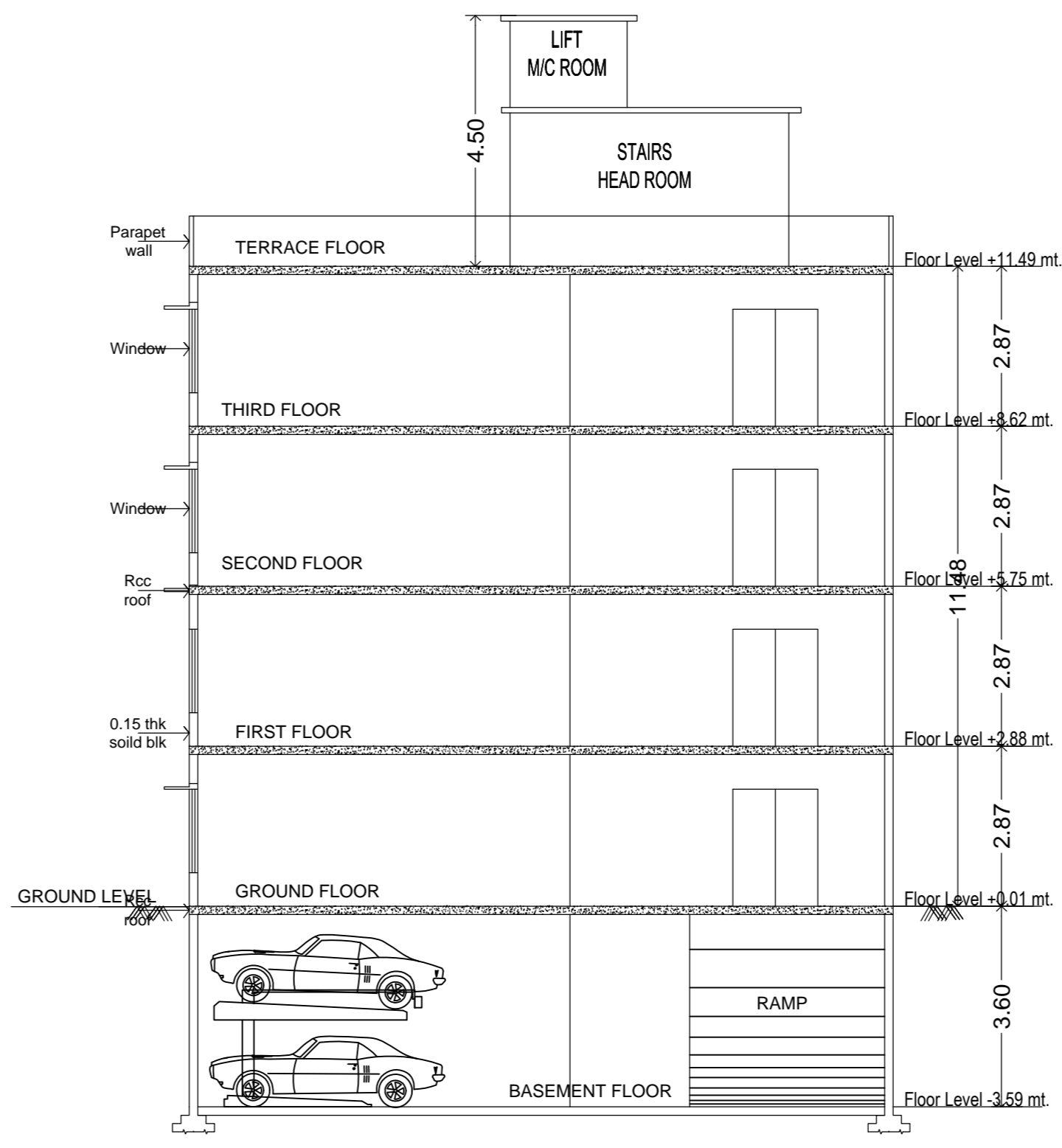
THIRD FLOOR PLAN (HOSTEL)  
@+8.61M LVL



TERRACE FLOOR PLAN  
@+11.48M LVL



ELEVATION



SECTION @ A-A

Approval Conditions:  
This Plan Sanction is issued subject to the following conditions:

- The sanction is accorded for:
  - Consisting of Block - A (ATZ) Wing - A1 (ATZ) Consisting of BASEMENT, GF-2/F.
  - The sanction is accorded for Business Office A (ATZ) with due regard to the safety of the building shall not be less than 1000 sq.m.
  - Car parking reserved in the plan should not be converted for any other purpose.
  - Development charges towards providing the supply of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
  - Necessary ducts for running telephone cables, cables at ground level for post services & space for dumping garbage within the premises shall be provided.
  - The applicant shall construct temporary sheds for the use of construction workers and it should be demolished after the construction.
  - The applicant shall INURE 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 setting 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 loading and unloading of 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 the 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 and 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 deposited and they shall be made available during operations.
  - 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 penalized 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 - VI (Bye-law No. 33) under sub-section (4) (a) to (d).
  - The building shall be constructed under the supervision of a registered structural engineer.
  - On completion of foundation or loadings 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.
  - 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 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(b).
  - The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria of earthquake resistant design of structures" bearing No. 02/1893-2002 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-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 entrance shall be approached through a ramp for the Physically Handicapped persons together with the associated 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 5.00 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 - 1 kg capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sq.m above built up area for Commercial building).
  - 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 super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safety 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 be got 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 permission issued once in Two years.
- The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that 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 / Lifts etc. The certificate should be produced to the BBMP and shall get the renewal of the permission issued once in Two years.
- The Owner / Association of the high-rise building shall conduct two mock - trials in the respect of one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
- The Builder / Contractor / Professional responsible for supervision of work shall not shut out materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner's about the risk involved in contravention 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 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 for charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for a site measuring 150 Sq.m up to 240 Sq.m / minimum of two trees for site measuring with more than 240 Sq.m. One tree for every 240 Sq.m of the FAR area as per method of assessment of Apartment / group housing / multi-dwelling unit/development site.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
- Also see, building license for special conditions, if any.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Proposed) Hooke's Letter No. L1051LET/2013, dated 01-04-2013.

1. 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.

2. 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 Social Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker his site or work place who is not registered with the Karnataka Building and Other Construction workers Welfare Board.

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. Notifying NOC 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 if the documents submitted in respect of property in question to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCALE: 1:100

Color Notes

COLOR INDEX

AREA STATEMENT (BMAP)	VERSION NO: 1.0.3	VERSION DATE: 21/01/2021
PROJECT DETAIL	Authority: BBMP Plot No: PREJ3120-21 Plot Sub Use: Business Office Application Type: General Proposed Type: Building Permission Status of Sanction: NEW Location: RENG Building Line Specified as per Z.R.N.A Zone East Street: West/578 Planning District: 105-Shivajinagar	
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT	(A-Deductions)	464.14
COVERAGE CHECK	Permission Coverage area (60.00%) Proposed Coverage Area (49.83%) Achieved Net coverage area (49.83%) Balance coverage area Mt (0.37%)	
FAR CHECK	Permitted FAR as per zoning regulation (2.25) Additional FAR within Ring and II for amalgamated plot (-) Allowed FAR (60% of Form FAR) Permitted FAR for Plot within Ring Zone (-) Total Perm. FAR area (2.25) Residential FAR (34.81%) Commercial FAR (65.39%) Proposed FAR Area Achieved Net FAR Area (1.68) Balance FAR Area (0.57)	
BUILT UP AREA CHECK	Proposed Built Up Area Substructure Area Add in BUA (Layout Lvl) Achieved Built Up Area	

Approval Date:  
BLOCK USE/SUBUSE Details

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
A (ATZ)	Commercial	Business Office	Bldg upto 11.5 m Ht.	C2

Unit/BUA Table for Block - A (ATZ)

FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
2/FLOOR PLAN	T	OFFICE	147.32	147.32	1	2
	G	OFFICE	219.60	219.60	1	1
Total:		-	514.25	514.25	3	3

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.m)	Reqd.	Achieved
Car	11	151.25	6	82.50
Motor Car	-	-	6	6
Total Car	11	151.25	12	165.00
Two Wheeler	-	27.50	0	0.00
Other Parking	-	-	-	85.50
Total	-	-	178.75	250.50

Required Parking (Table 7a)

Block Name	Type	Sub Use	Area (Sq.m)	Units	Reqd. Unit	Reqd. Carp	Prop.
A (ATZ)	Commercial	Office	> 0	50	509.25	1	10
A (ATZ)	Residential	House	> 0	10	4.00	1	1
Total:	-	-	-	-	-	-	11

SCHEDULE OF JOINEY:

FLOOR NAME	NAME	LENGTH	HEIGHT	NOS
A (ATZ)	MD	1.10	2.10	03
A (ATZ)	D	1.10	2.10	06

SCHEDULE OF JOINEY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (ATZ)	W	3.00	1.20	17
A (ATZ)	KW	6.50	1.20	01

Block - A (ATZ)

Floor Name	Gross Built Up Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)					Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Carpet Area other than Tenement	
			Cutout	Stair Case	Lift	Lift Machine	Ramp	Parking	Resi.	Commercial	
Terrace Floor	15.02	15.02	13.20	0.00	1.82	0.00	0.00	0.00	0.00	0.00	0.00
Third Floor	284.51	0.00	284.51	13.20	1.82	0.00	0.00	0.00	269.49	0.00	269.49
Second Floor	284.56	122.57	161.99	13.20	1.82	0.00	0.00	0.00	148.97	146.97	0.00
First Floor	284.56	122.57	161.99	13.20	1.82	0.00	0.00	0.00	146.97	146.97	0.00
Ground Floor	230.34	0.00	230.34	13.20	1.82	0.00	0.00	0.00	215.32	215.32	0.00
Basement Floor	289.01	0.00	289.01	13.20	1.82	0.00	105.99	168.00	0.00	0.00	0.00
Total	1388.00	245.14	1142.86	79.20	9.10	1.82	105.99	168.00	269.49	509.25	778.75
Total	1388.00	245.14	1142.86	79.20	9.10	1.82	105.99	168.00	269.49	509.25	778.75

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)					Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Carpet Area other than Tenement	
				Cutout	Stair Case	Lift	Lift Machine	Ramp	Parking	Resi.	Commercial	
A (ATZ)	1	1388.00	245.14	1142.86	79.20	9.10	1.82	105.99	168.00	269.49	509.25	778.75
Grand Total:	1	1388.00	245.14	1142.86	79.20	9.10	1.82	105.99	168.00	269.49	509.25	778.75

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS: WITH ID NUMBER & CONTACT NUMBER: ATZ PROPERTIES #12, PLAN STREET, INFANTRY ROAD, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE  
KOMALA R # 02/4, PRESTIGE WESTMNS, JANNINGHAM ROAD, VASANTHANGAR, BCCR, 3-EE-41462015-16

PROJECT TITLE  
PROPOSED COMMERCIAL CUM HOS INFANTRY ROAD, BANGALORE.

DRAWING TITLE : 2064201507-07-02-202105-32-475\_\$PRDCH2.2.21 - A (ATZ) WITH BASEMENT, GF-2/F

SHEET NO : 1

SANCTIONING AUTHORITY: The approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

SANCTIONING AUTHORITY: EAST