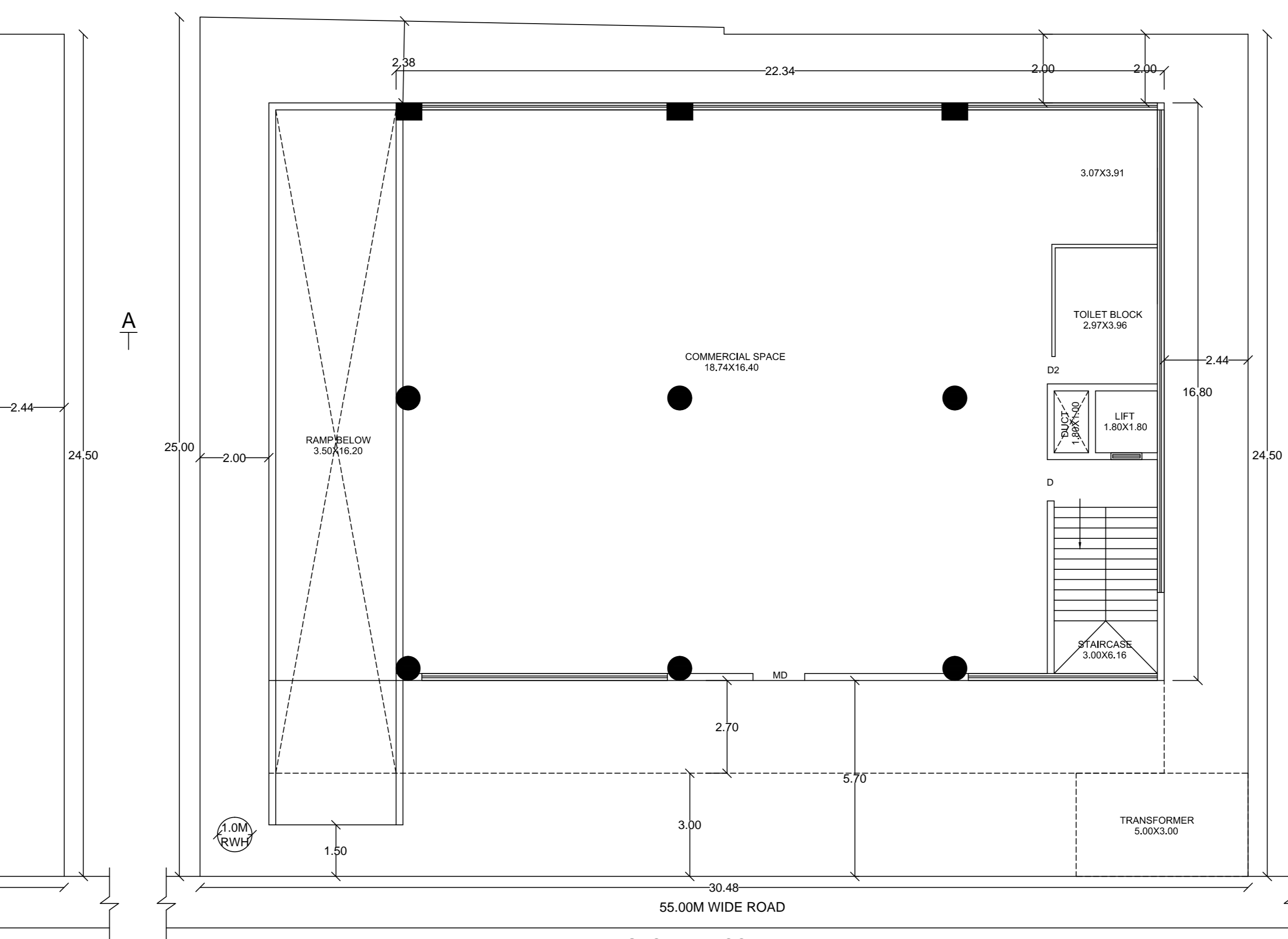
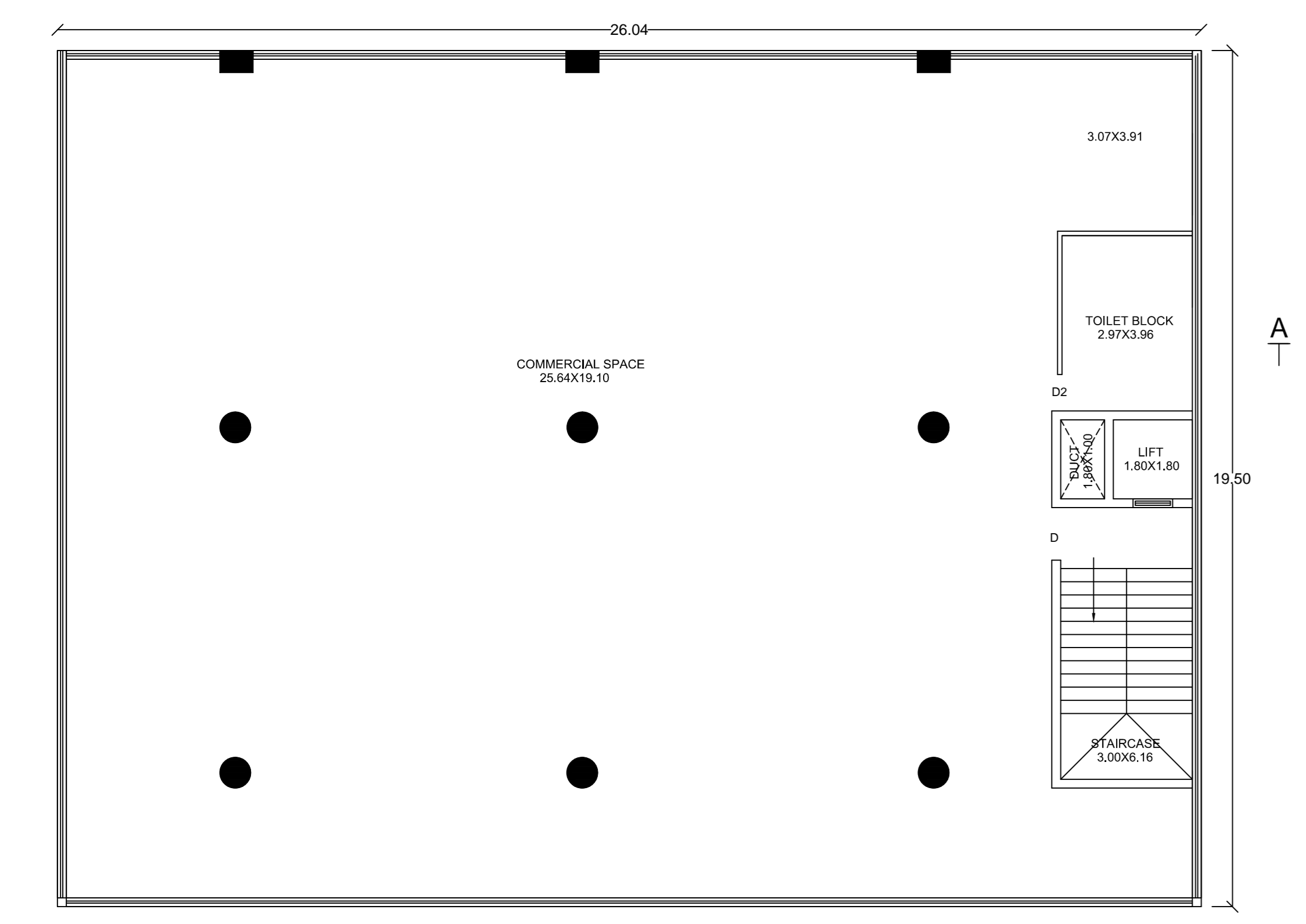


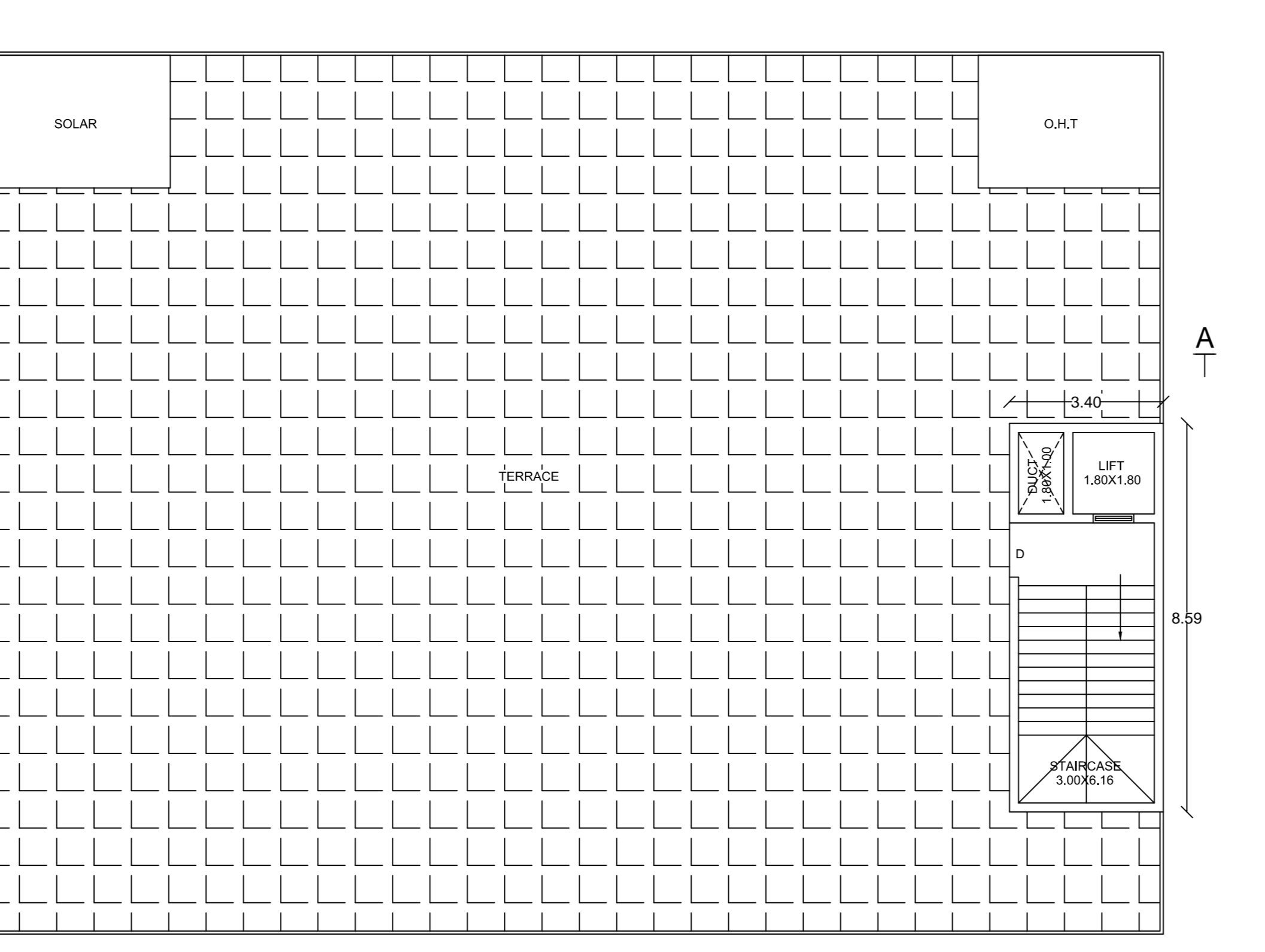
BASEMENT FLOOR PLAN



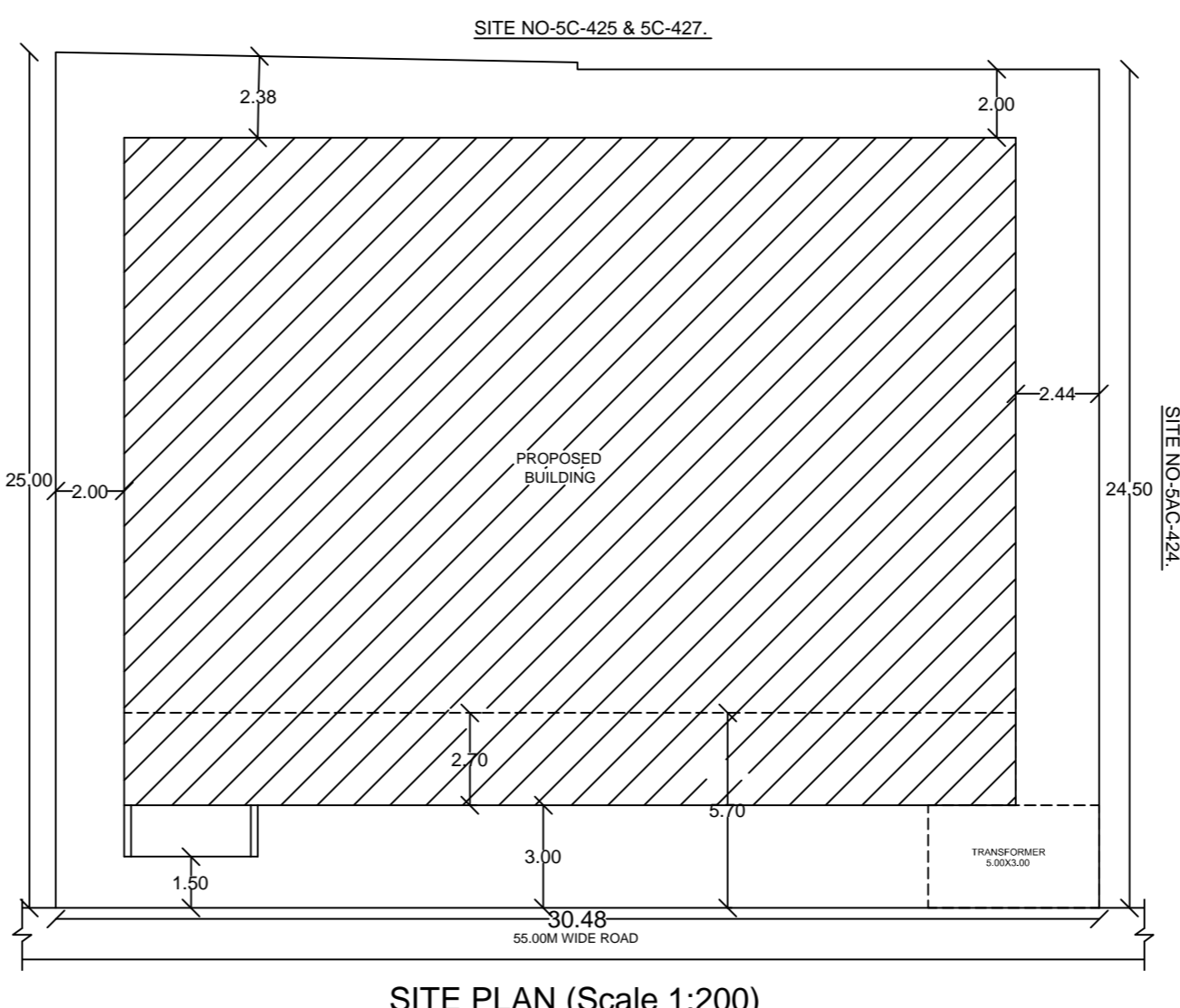
GROUND FLOOR PLAN



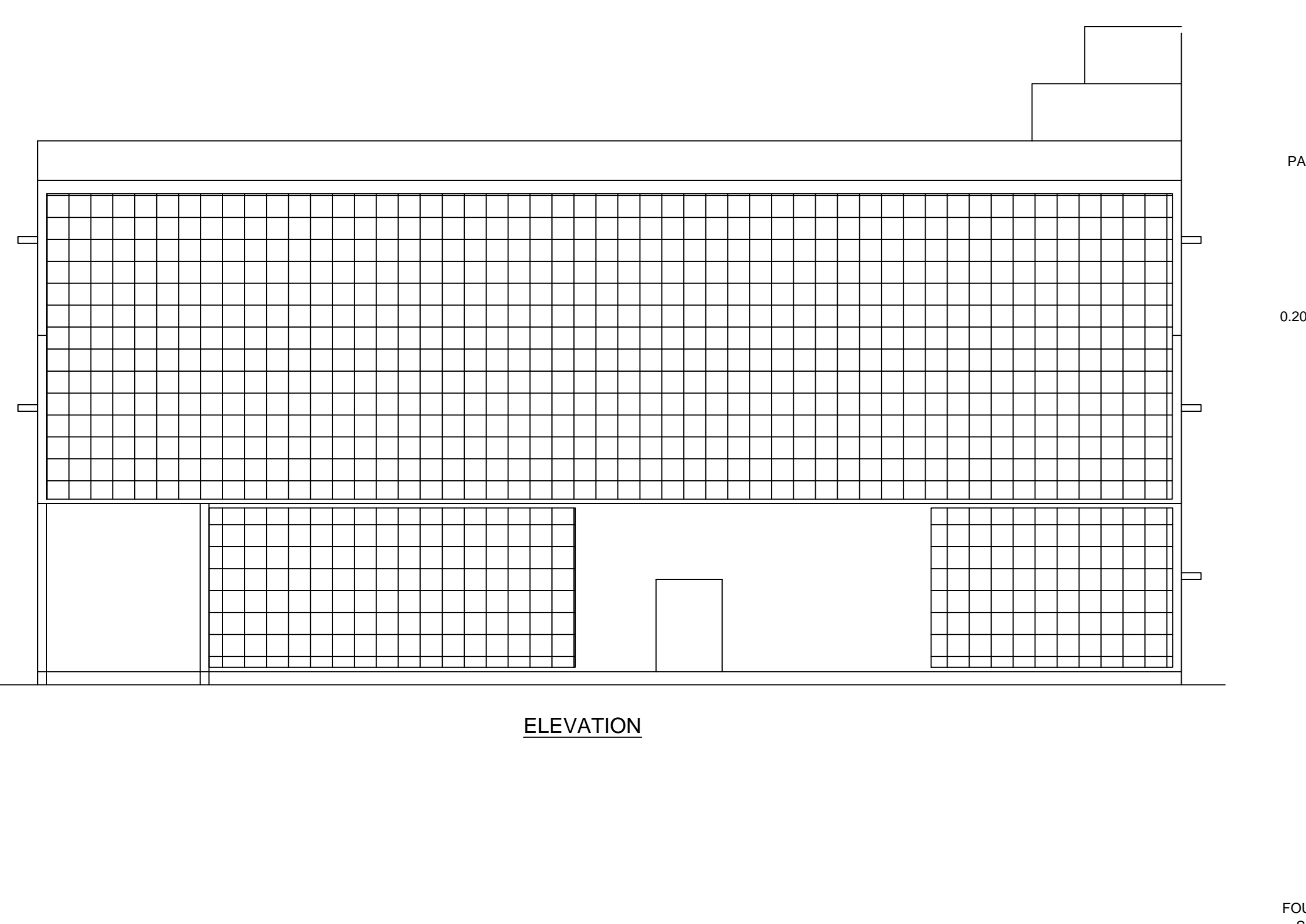
TYPICAL-1st & 2nd FLOOR PLAN



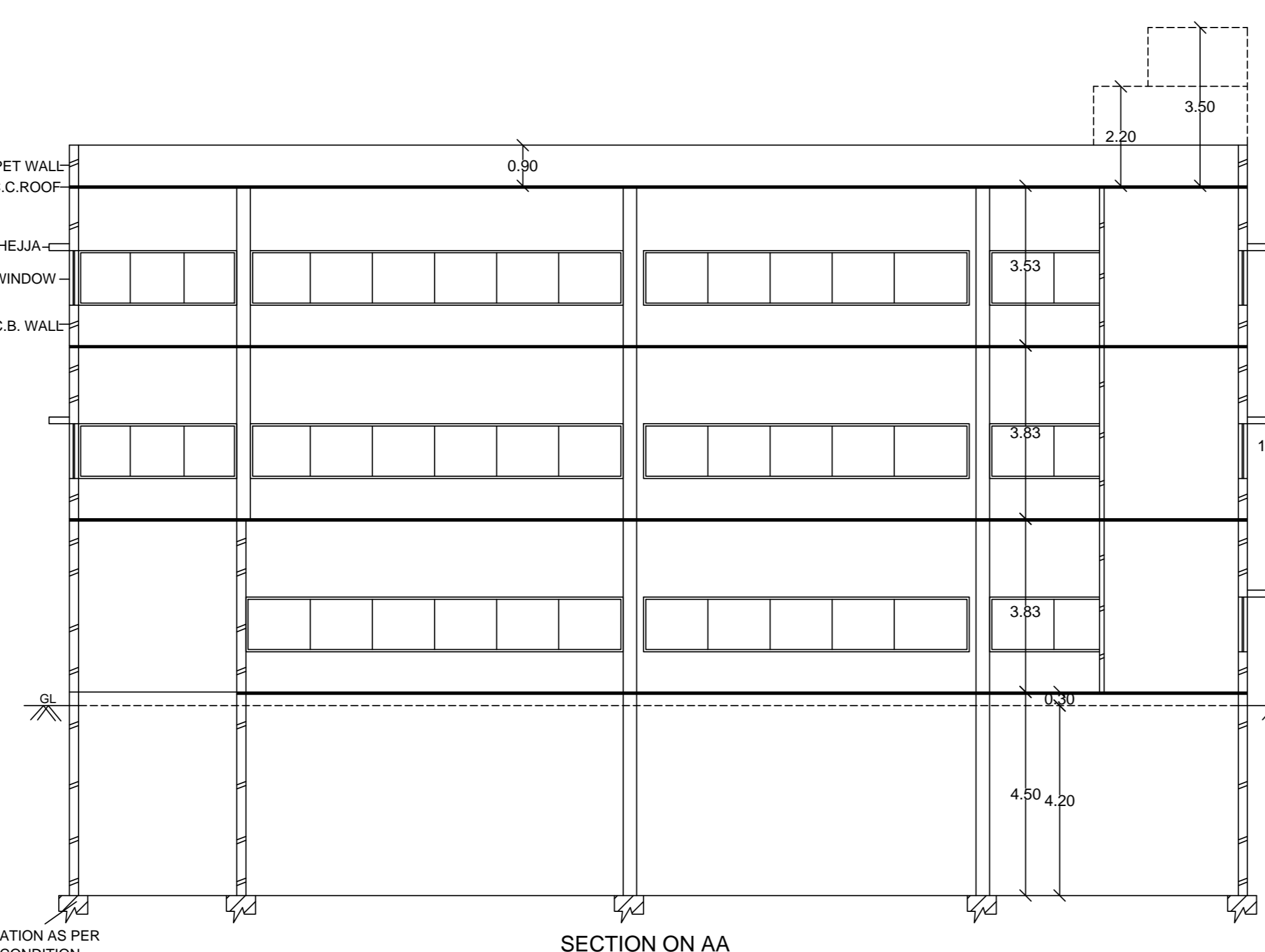
TERRACE FLOOR PLAN



SITE PLAN (Scale 1:200)



ELEVATION



SECTION ON AA

- Approval Condition :
- This Plan Sanction is issued subject to the following conditions :
- The sanction is accorded for a) Consisting of Block - A (COM) Wing - A1 (COM) Consisting of BASEMENT, GF+1UF.
 - The sanction is accorded for Commercial Bldg A (COM) 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 BWSSB and BESCOM if any.
 - Necessary outlets for running telephone cables, cables at ground level for postal services a space for dumping garbage within the premises shall be provided.
 - The applicant shall not stock any building materials (debris on both/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 vehicles, auto rickshaws 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&T) 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 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.
 - Layouts and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans and specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
 - Any owner/ builder/ contractor/ supervisor shall 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) under sub-section IV (a) (i) (ii).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - On completion of foundation or floorings before erection of walls on the foundation and in the case of columnar structure before casting 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 20(a).
 - The building shall be designed and constructed according to 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-law - 31) of Building bye-law 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 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 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid nuisance during the 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, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 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988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)						Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)
			StairCase	Lift	Lift Machine	Void	Ramp	Parking		
A (COM)	1	2048.70	99.42	12.96	3.24	5.40	117.60	490.14	1319.94	1319.94
Grand Total:	1	2048.70	99.42	12.96	3.24	5.40	117.60	490.14	1319.94	1319.94

Parking Check (Table 7b)

Vehicle Type	No.	Regd. Area (Sq.m.)	Achieved Area (Sq.m.)
Car	26	357.50	288.25
Total Car	26	357.50	288.25
TwoWheeler	-	41.25	0
Other Parking	-	-	283.89
Total	-	398.75	490.14

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COM)	Commercial	Commercial Bldg	Bldg upto 11.5 mts. Ht.	C3

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.m.)	Regd.	Prop.	Regd./Unit	Car	Prop.
A (COM)	Commercial Bldg	-	> 0	50	1319.94	1	26	-
Total	-	-	-	-	-	-	26	15

Color Notes

COLOR INDEX

AREA STATEMENT (BMP)	VERSION NO. 1-13
PROJECT DETAIL:	VERSION NO. 21/01/2021
Authority: BMP	Plot Use: Commercial
Inward: No. P/246/200-21	Plot SubUse: Small Shop
Application Type: General	Local Use Zone: Commercial (Mutation/Condo)
Proposal Type: Building Permission	City Survey No.: SAC-426
Name of Sanction: NEW	Plot No. (As per Khata Extract): SAC-426
Location: BANG-III	Plot No. (As per Khata Extract): SAC-426
Building Lined Specified as per Z.R. NA	Locality / Street of the property: NO-SAC-426, 2nd BLOCK, HRBR LAYOUT, BDA LAYOUT, KACHARAKANAHALLI, WARD NO-29, BANGALORE, PID NO.89.
Zone: East	
Ward: Ward-029	
Planning Invoice: 312-Avalahalli	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	752.09
NET AREA OF PLOT	752.09
COVERAGES CHECK:	
Permissible Coverage area (50.00 %)	376.05
Proposed Coverage Area (49.9 %)	375.11
Achieved Net coverage area (49.9 %)	375.11
Balance coverage area (0.1 %)	0.74
FAR CHECK:	
Permissible F.A.R. as per zoning regulation 2015 (1.25)	2442.29
Additional F.A.R. within Ring and II (for amalgamation plot -)	0.00
Allowable FAR Area (80% of Perm FAR)	0.00
Permitted FAR for Plot within Impact Zone (I)	2442.29
100% Perm. FAR Area (1.25)	1319.94
Commercial FAR (100.00%)	1319.94
Proposed FAR Area	1319.94
Achieved Net FAR Area (1.98)	1319.94
Balance FAR Area (1.49)	1124.35
BUILT UP AREA CHECK:	
Proposed BuiltUp Area	2048.70
SubStructure Area Add (BUA (Layout Lvl))	0.10
Achieved BuiltUp Area	2048.80

Approval Date :

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 local 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 in 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 is strictly prohibited.

4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

5. BEMP 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 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 :
 Sri. N.K. PRABHU & Smt. K. SANGEETHA DEVI, NO-SAC-426, 2nd BLOCK, HRBR LAYOUT, BDA LAYOUT, KACHARAKANAHALLI, WARD NO-29, BANGALORE, PID NO.89-398-SAC-426.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
 K.S. Prasanna Kumar Sri Sai Enterprises No. 3309, 1st Main Road, Opp More Retail Shop, Gayathri Nagar BCC/BL-3.2.3/E-1260/93-94

PROJECT TITLE :
 PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING WITH BASEMENT, GF+1UF, NO-SAC-426, 2nd BLOCK, HRBR LAYOUT, BDA LAYOUT, KACHARAKANAHALLI, WARD NO-29, BANGALORE, PID NO.89-398-SAC-426.

DRAWING TITLE : 1809367491-26-02-202101-16-505_SPRABHU & SANGEETHA DEVI :: A (COM) with BASEMENT, GF+1UF

SHEET NO : 1

SANCTIONING AUTHORITY :

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.

ASSISTANT JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR

EAST