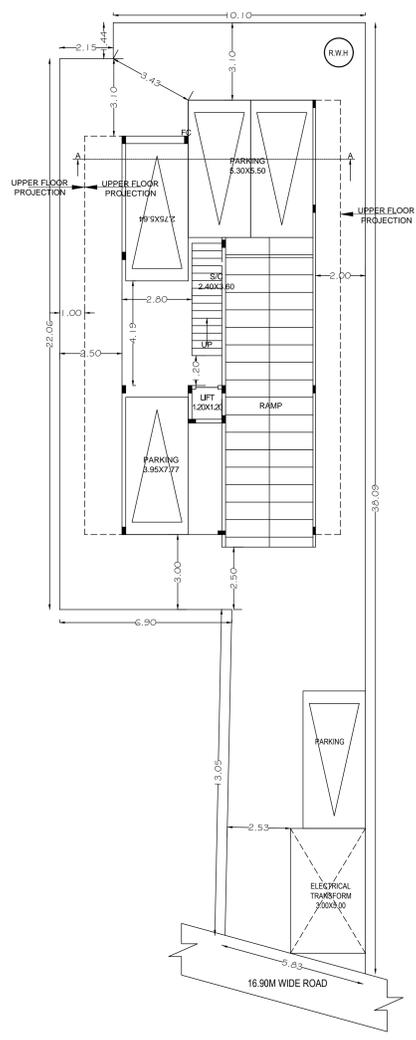
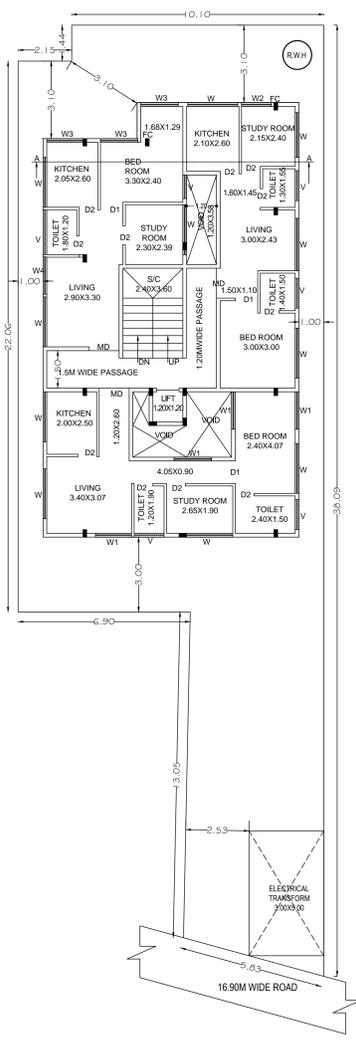


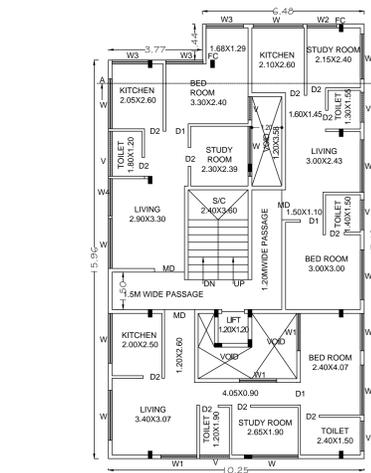
**BASEMENT FLOOR PLAN**  
(SCALE 1:100)



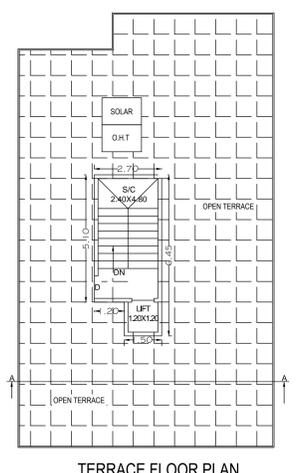
**STILT FLOOR PLAN**  
(SCALE 1:100)



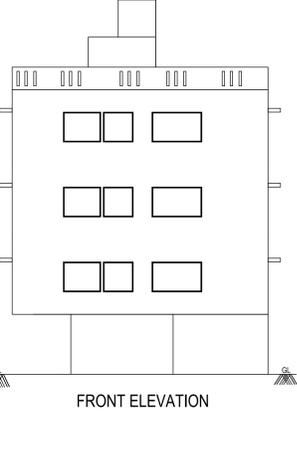
**GROUND FLOOR PLAN (Proposed)**  
(SCALE 1:100)



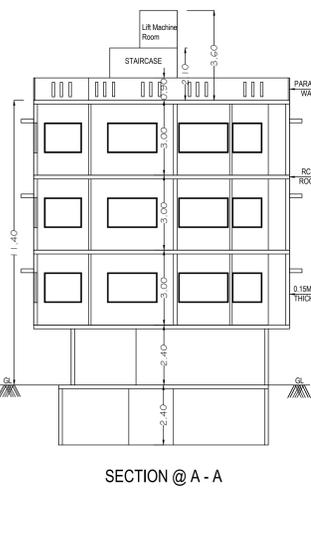
**TYPICAL FIRST AND SECOND FLOOR PLAN (Proposed)**  
(SCALE 1:100)



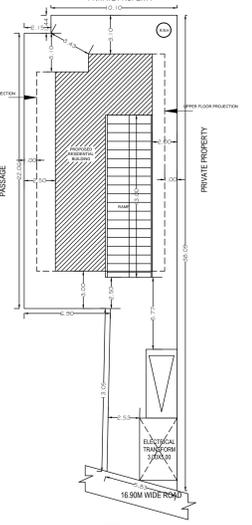
**TERRACE FLOOR PLAN**  
(SCALE 1:100)



**FRONT ELEVATION**



**SECTION @ A - A**



**SITE PLAN**  
(SCALE 1:200)

**Approval Condition:**

This Plan Sanction is issued subject to the following conditions:

- The sanction is accorded for construction of Block - A (RESIDENTIAL) Wing - A (RESIDENTIAL) consisting of Basement, T. STILT, GF + UP.
- The sanction is accorded for Apartment A (RESIDENTIAL) 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 ducts for carrying telephone cables, outside air duct 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 / unforeseen 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 areas / open spaces and the common areas, which shall be accessible to all the tenants and occupants.
- On completion of foundation or footing before erection of walls on the foundation and in the case of column structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- Continuation 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 By-law 30(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 By-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (By-law - 31) of Building By-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 assigned 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 nuisance 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 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 garbage incinerator installed as per its use / disposal (Applicable for Residential units of 20 and above and 2000 Sq.m and above built up area for Commercial buildings).
- The structures with basements shall be designed for structural stability and safety to ensure safe 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 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 be get 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 sanction is accorded for high-rise building shall get the building inspected by empowered 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 BMM and shall get the renewal of the permission issued that once in Two years.
- The Owner / Association of the high-rise building shall conduct two mock - drills in the building 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 shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner a about the risk involved in continuation of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BMM.
- 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 BMM (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 earmarked and reserved as per Development Plan issued by the Bangalore Development Authority. 40% of 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 by-law 2016.
- The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management by-law 2016.
- The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for every 100 Sqm up to 240 Sqm (3) minimum of two trees for measuring with more than 240 Sqm. One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
- In case of any false information, misrepresentation of facts, or pending out cases, the plan sanction is deemed cancelled.
- In case of any building license for special conditions, if any Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosdagaad Hooske) Letter No. LD95ALET2013, 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 inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
  - The Applicant / Builder / Owner / Contractor shall also inform the changes / any of the list of workers engaged by him.
  - At any point of time "No-Applicant / Builder / Owner / Contractor shall engage a construction worker in the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".
- Note:
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
  - List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
  - Employment of child labour in the construction activities strictly prohibited.
  - Obtaining NCR from the labour Department before commencing the construction work is a must.
  - SBBMP will not be responsible for any dispute that may arise in respect of property in question.
  - In case of 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.

**Color Notes**

COLOR INDEX	
PLT BOUNDARY	---
ABUTTING ROAD	---
PROPOSED WORK (COVERAGE AREA)	---
EXISTING (To be retained)	---
EXISTING (To be demolished)	---

AREA STATEMENT (BMM)		VERSION NO. 1.0.3	VERSION DATE: 21/01/2021
Authority: BMM	Plot Use: Residential		
Plan No: FR/85/2020-21	Plot Sub Use: Apartment		
Application Type: General	Land Use Zone: Residential (Mam)		
Proposed Type: Building Permission	Plot/Sub Plot No.: 112		
Nature of Sanction: Norm			
Location: RWH	Plot No. (As per Khata Extract): 69-112		
Building Line Specified as per Z.R.N.A	Locality / Street of the property: BAZAAR STREET, NEELASANDRA, BANGALORE.		
Zone: East			
Ward: Ward 116			
Planning District: 217-Kammanahalli			
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	360.69	
NET AREA OF PLOT	(A-Deductions)	360.69	
COVERAGE CHECK:			
Permissible Coverage area (60.00 %)		216.41	
Proposed Coverage Area (36.33 %)		131.03	
Achieved Net coverage area (36.33 %)		131.03	
Balance coverage area (23.67 %)		103.42	
FAR CHECK:			
Permissible FAR as per zoning regulation 2015 ( 2.25 )		811.56	
Additional F.A.R within (Rtg) and II for amalgamation (pd -)		0.00	
Allowable TDR Area (60% of Perm FAR)		0.00	
Total Perm. FAR area ( 2.25 )		811.56	
Residential FAR (100.00%)		410.63	
Proposed FAR Area		410.63	
Achieved Net FAR Area ( 1.14 )		400.83	
Balance FAR Area ( 1.11 )		400.83	
BUILT UP AREA CHECK:			
Proposed BuiltUp Area		884.78	
15.00			
Achieved BuiltUp Area		899.78	

**Approval Date:**

**Required Parking (Table 7a)**

Block Name	Type	Subtype	Area (Sq.m)	Reqd	Units	Prop.	Car	Reqd	Prop.
A (RESIDENTIAL)			0-50	2	-	1	4.5	-	-
<b>Total:</b>								5	6

**Block USE/SUBUSE Details**

Block Name	Block Use	Apartment	Btng upto 11.5 mt Ht.	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Btng upto 11.5 mt Ht.	R

**Unit/BUA Table for Block - A (RESIDENTIAL)**

FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Tenement
GROUND FLOOR PLAN	GF1	FLAT	42.14	42.14	6
	GF2	FLAT	42.14	42.14	5
	GF3	FLAT	49.41	49.41	6
TYPICAL - 1st	F1	FLAT	42.14	42.14	6
	F2	FLAT	42.02	41.62	5
	F3	FLAT	49.41	49.41	6
<b>Total:</b>			398.84	398.84	51

**Parking Check (Table 7b)**

Vehicle Type	Reqd	Achieved	
	No.	Area (Sq.m)	
No.	Area (Sq.m)	No.	Area (Sq.m)
5	68.75	6	0.00
1	13.75	0	0.00
6	82.50	0	82.50
1	13.75	0	0.00
Open Parking	-	201.68	-
<b>Total</b>	16	96.25	284.18

OWNER / GPA HOLDER'S SIGNATURE  
OWNER'S ADDRESS: WITH ID NUMBER & CONTACT NUMBER: IRFANULLA KHAN AT SITE NO 69 BAZAAR STREET NEELASANDRA, BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE  
S.K.Swamy 271, 6TH CROSS, LAMPURU, 0271, 6TH CROSS, LAMPURU, BOOBLI, 3/E: 352-13/10-11

PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT BUILDING AT SITE NO. 112, BAZAAR STREET, A WDA, BANGALORE, WARD NO. 116, P.I.D NO. 69-112  
DRAWING TITLE: BASEMENT, STILT, GROUND, TYPICAL FIRST AND SECOND, TERRACE, SITE PLAN, SECTION@AA AND FRONT ELEVATION.

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 licence by the competent authority.

**FAR & Tenement Details**

Block	No. of Same Btng	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)				Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenement (Nos)
			StarCase	Lift	Lift Machine	Void			
A (RESIDENTIAL)	1	884.78	7.20	37.86	71.48	270.43	410.64	09	
<b>Grand Total</b>	1	884.78	85.14	7.20	2.03	37.86	71.48	270.43	

**SCHEDULE OF JOINERY:**

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.80	1.20	12
A (RESIDENTIAL)	W2	1.20	1.50	03
A (RESIDENTIAL)	W	1.80	1.80	09
A (RESIDENTIAL)	W1	1.50	1.80	06
A (RESIDENTIAL)	V	1.80	1.50	03
A (RESIDENTIAL)	D2	0.75	1.80	03
A (RESIDENTIAL)	D1	0.90	2.10	09
A (RESIDENTIAL)	W	2.10	1.80	30
A (RESIDENTIAL)	W	2.10	2.10	09

**Block A (RESIDENTIAL)**

Floor Name	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)	Reqd	Yield FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenement (No)
Terrace	15.80	13.77	0.00	2.03	0.00	0.00
Second Floor	172.93	21.99	0.00	12.62	0.00	136.88
Ground Floor	172.93	21.99	0.00	12.62	0.00	136.88
Basement Floor	219.16	0.00	1.44	0.00	0.00	124.19
<b>Total</b>	884.78	85.14	7.20	2.03	37.86	71.48