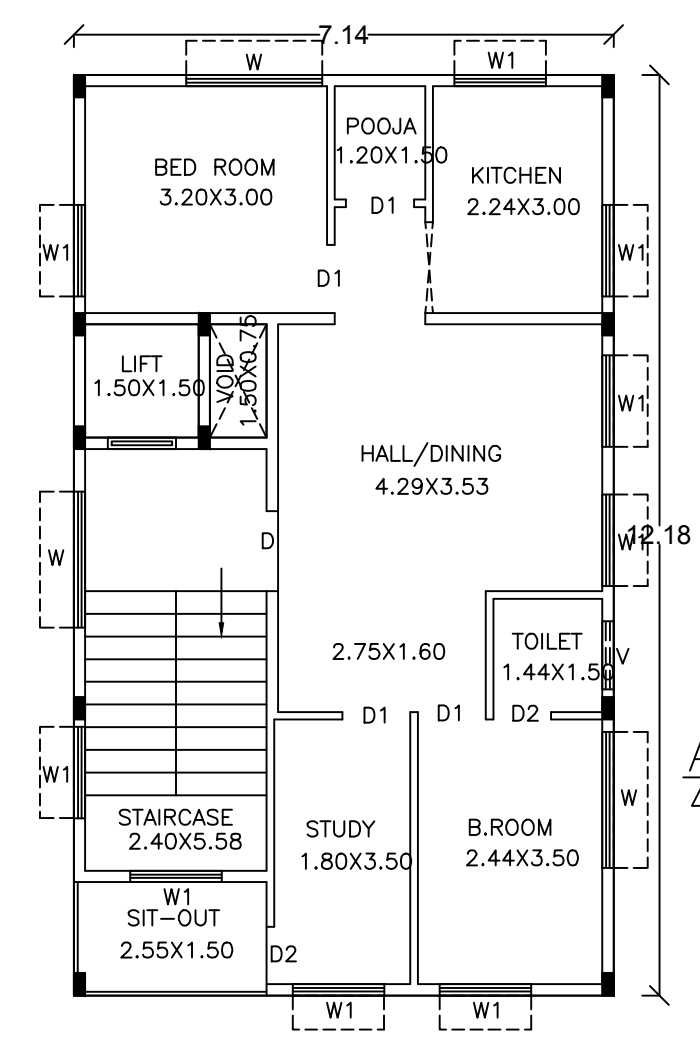
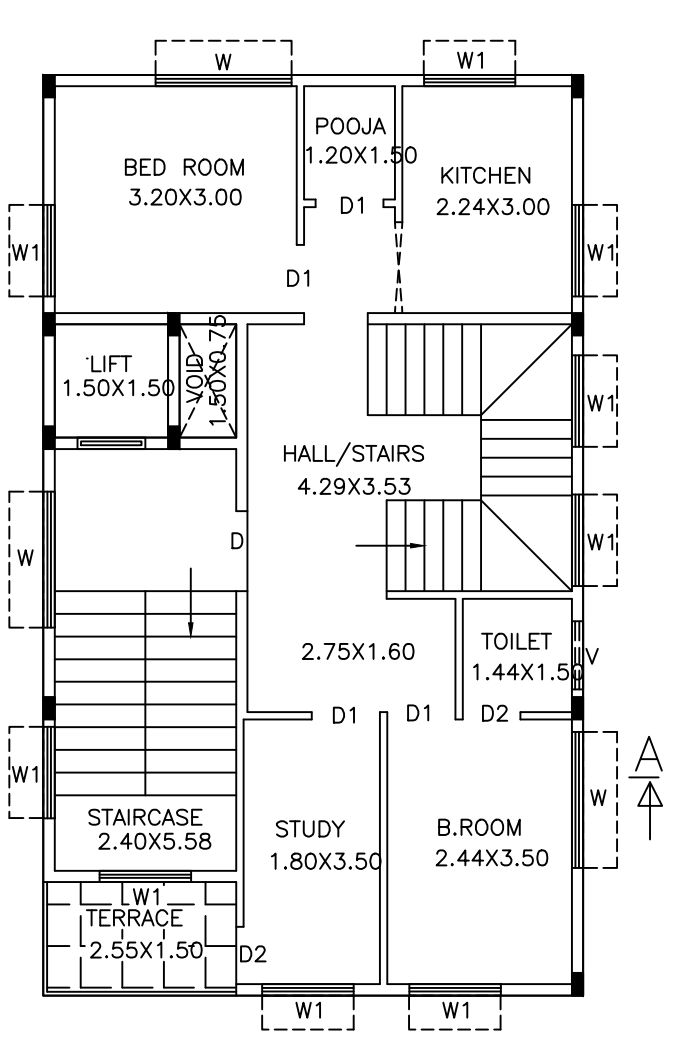


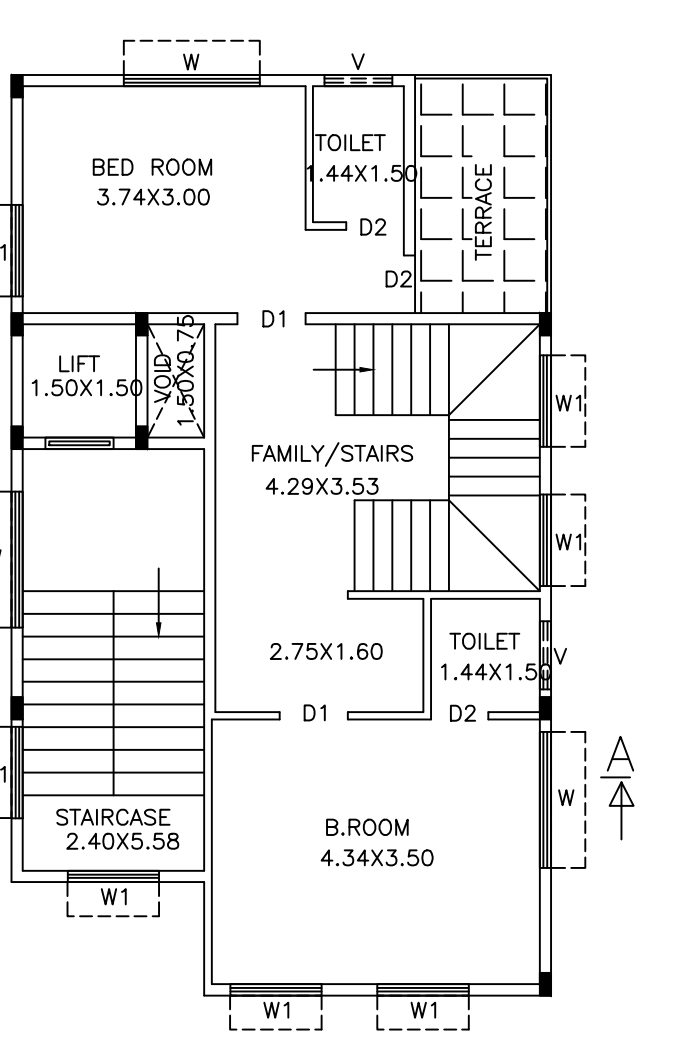
STILT FLOOR PLAN



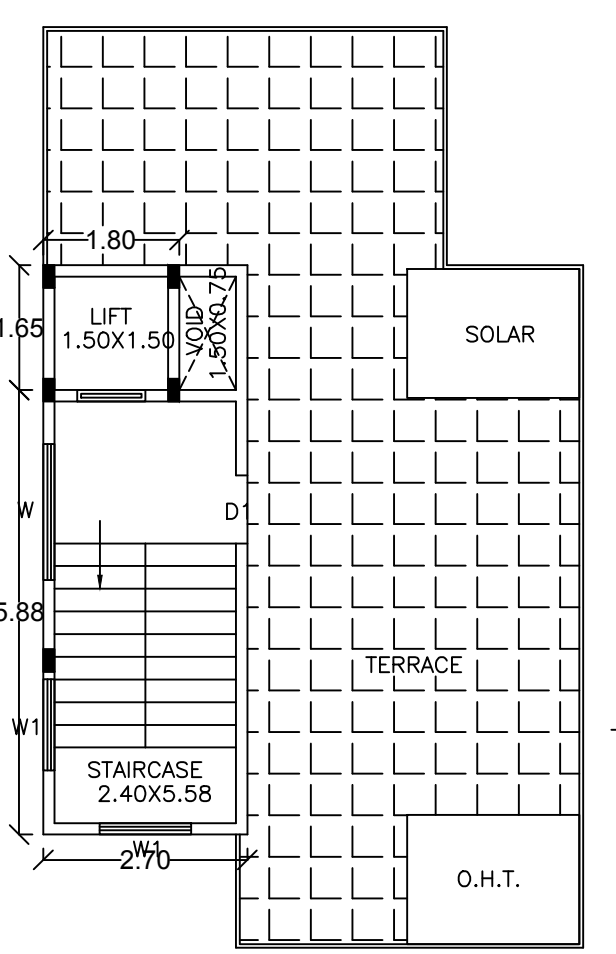
GROUND FLOOR PLAN



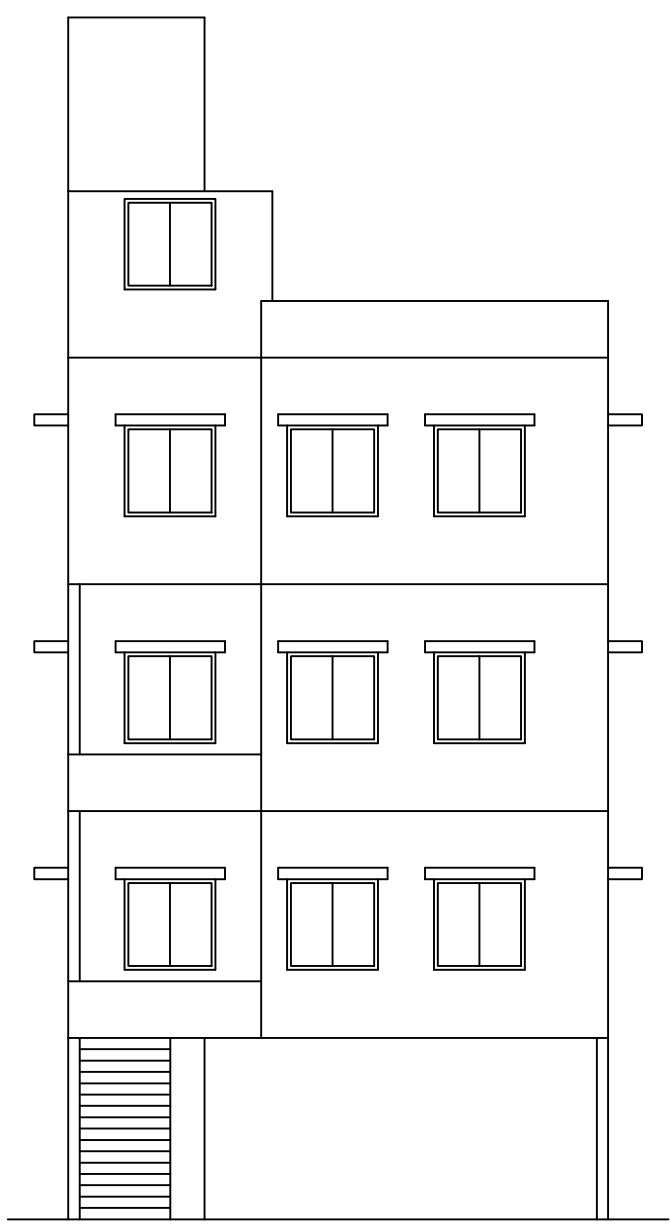
FIRST FLOOR PLAN



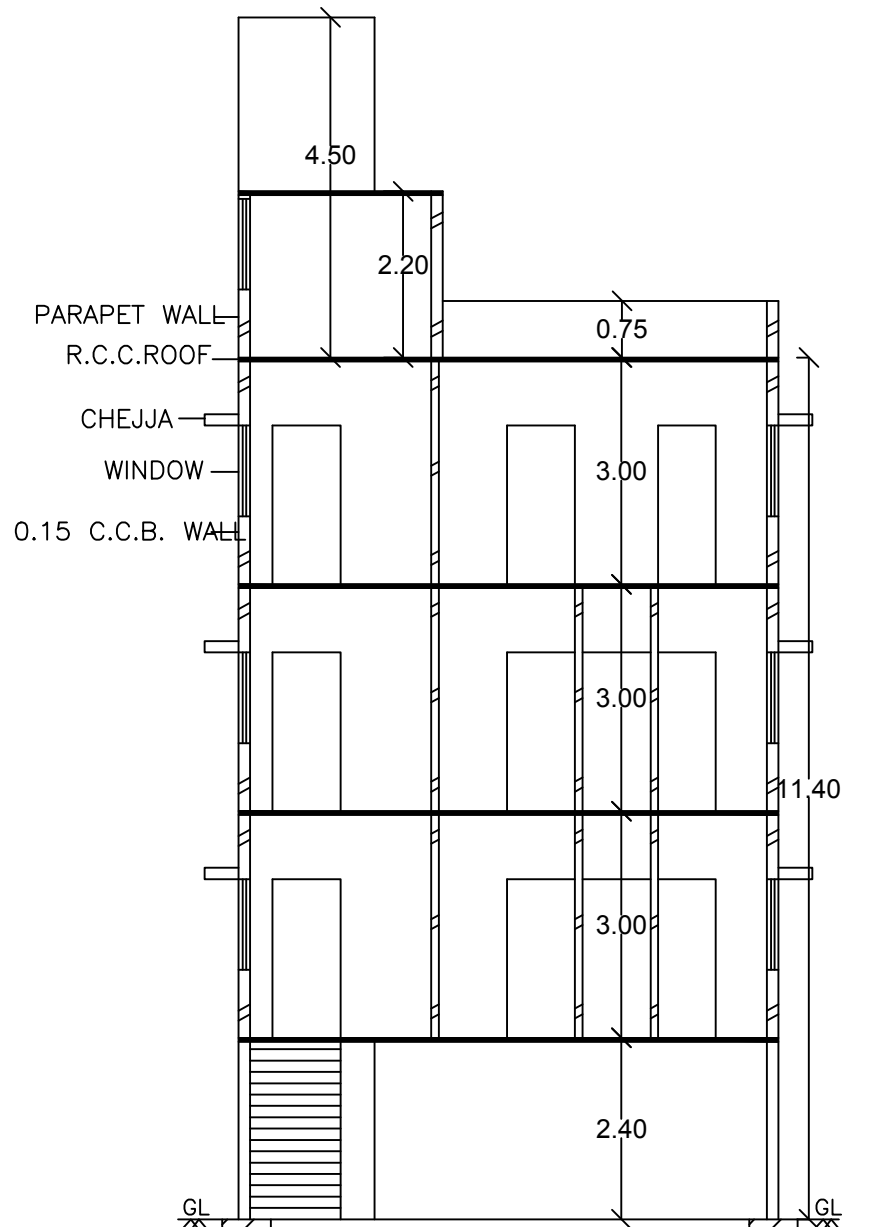
SECOND FLOOR PLAN



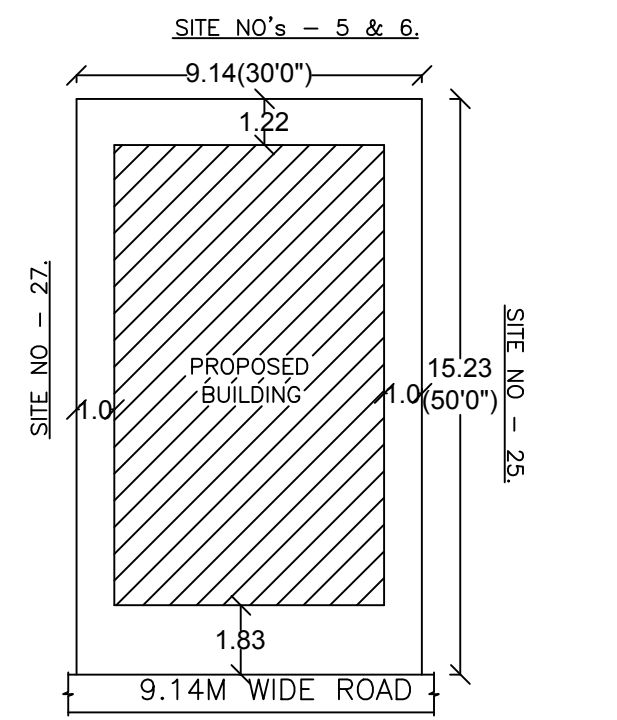
TERRACE FLOOR PLAN



ELEVATION



SECTION ON AA



SITE PLAN (Scale 1:200)

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- Sanction is accorded for the Residential Building at 26, ULLALU SY NO-59/2, ULLALU VILLAGE, KAMADENU ASSOCIATION RAJARAJESHWARI RESIDENCY, WARD NO-130, BANGALORE.
- Consist of 1Stilt + 1Ground + 2 only.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 78.64 area reserved for car parking shall 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 running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall INSURE 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 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.
- The applicant shall plant at least two trees in the premises.
10. 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 Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
- 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 columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- 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(a).
- If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the concerned registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
- 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 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.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagihoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

| AREA STATEMENT (BBMP) | | VERSION NO.: 1.0:11 |
|--|---|--------------------------|
| PROJECT DETAIL: | | VERSION DATE: 01/11/2018 |
| Authority: BBMP | Plot Use: Residential | |
| Inward No: BBMP/Ad.Com./RJH/1251/19-20 | Plot SubUse: Plotted Resi development | |
| Application Type: Suvarna Parvangi | Land Use Zone: Residential (Main) | |
| Proposal Type: Building Permission | Plot/Sub Plot No.: 26, ULLALU SY NO-59/2, | |
| Nature of Sanction: New | Khata No. (As per Khata Extract): 26, ULLALU SY NO-59/2, | |
| Location: Ring-III | Locality / Street of the property: ULLALU VILLAGE, KAMADENU ASSOCIATION RAJARAJESHWARI RESIDENCY, WARD NO-130, BANGALORE. | |
| Building Line Specified as per Z.R. NA | | |
| Zone: Rajarajeshwari Nagar | | |
| Ward: Ward-130 | | |
| Planning District: 301-Kengeri | | |
| AREA OF PLOT (Minimum) | (A) | 139.20 |
| NET AREA OF PLOT | (A-Deductions) | 139.20 |
| COVERAGE CHECK | | |
| Permissible Coverage area (75.00 %) | | 104.40 |
| Proposed Coverage Area (62.48 %) | | 86.97 |
| Achieved Net coverage area (62.48 %) | | 86.97 |
| Balance coverage area left (12.52 %) | | 17.43 |
| FAR CHECK | | |
| Permissible F.A.R. as per zoning regulation 2015 (1.75) | | 243.60 |
| Additional F.A.R within Ring I and II (for amalgamated plot -) | | 0.00 |
| Allowable TDR Area (60% of Perm.FAR) | | 0.00 |
| Premium FAR for Plot within Impact Zone (-) | | 0.00 |
| Total Perm. FAR area (1.75) | | 243.60 |
| Residential FAR (97.51 %) | | 237.45 |
| Proposed FAR Area | | 243.53 |
| Achieved Net FAR Area (1.75) | | 243.53 |
| Balance FAR Area (0.00) | | 0.07 |
| BUILT UP AREA CHECK | | |
| Proposed BuiltUp Area | | 355.67 |
| Achieved BuiltUp Area | | 355.67 |

Approval Date : 10/14/2019 5:04:33 PM

Payment Details

| Sr.No. | Challan Number | Receipt Number | Amount (INR) | Payment Mode | Transaction Number | Payment Date | Remark |
|--------|---------------------|---------------------|--------------|--------------|--------------------|-----------------------|--------|
| 1 | BBMP/20330/CH/19-20 | BBMP/20330/CH/19-20 | 1616.9 | Online | 9135771869 | 09/30/2019 6:20:08 PM | - |
| | No. | Head | Amount (INR) | Remark | | | |
| | 1 | Scrutiny Fee | 1616.9 | - | | | |

Block USE/SUBUSE Details

| Block Name | Block Use | Block SubUse | Block Structure | Block Land Use Category |
|------------|-------------|--------------------------|------------------------|-------------------------|
| A (COMM) | Residential | Plotted Resi development | Bldg upto 11.5 mt. Ht. | R |

Required Parking (Table 7a)

| Block Name | Type | SubUse | Area (Sq.mt.) | Units | | Car | |
|------------|-------------|--------------------------|---------------|-------|-------|------------|-----------------|
| | | | | Reqd. | Prop. | Reqd./Unit | Car Reqd. Prop. |
| A (COMM) | Residential | Plotted Resi development | 50 - 225 | 1 | - | 1 | 2 - |
| Total : | | | | - | - | - | 2 2 |

Block :A (COMM)

| Floor Name | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tnmt (No.) |
|---------------|------------------------------|-----------------------------|------|--------------|------|---------|--------|----------------------------|-------------------------|------------|
| | | StairCase | Lift | Lift Machine | Void | Parking | Resi. | | | |
| Terrace Floor | 21.10 | 18.85 | 0.00 | 2.25 | 0.00 | 0.00 | 0.00 | 0.00 | 00 | |
| Second Floor | 77.48 | 0.00 | 2.25 | 0.00 | 1.13 | 0.00 | 74.10 | 74.10 | 00 | |
| First Floor | 83.15 | 0.00 | 2.25 | 0.00 | 1.13 | 0.00 | 79.77 | 79.77 | 01 | |
| Ground Floor | 86.97 | 0.00 | 2.25 | 0.00 | 1.13 | 0.00 | 83.59 | 83.59 | 01 | |
| Stilt Floor | 86.97 | 0.00 | 2.25 | 0.00 | 0.00 | 78.64 | 0.00 | 6.08 | 00 | |
| Total: | 355.67 | 18.85 | 9.00 | 2.25 | 3.39 | 78.64 | 237.46 | 243.54 | 02 | |

SCHEDULE OF JOINERY:

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|------------|------|--------|--------|-----|
| A (COMM) | D2 | 0.76 | 2.10 | 04 |
| A (COMM) | D1 | 0.90 | 2.10 | 12 |
| A (COMM) | D | 1.06 | 2.10 | 02 |

SCHEDULE OF JOINERY:

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|------------|------|--------|--------|-----|
| A (COMM) | W3 | 0.90 | 1.20 | 04 |
| A (COMM) | W1 | 1.20 | 1.20 | 27 |
| A (COMM) | W | 1.80 | 1.20 | 10 |

Parking Check (Table 7b)

| Vehicle Type | Reqd. | | Achieved | |
|---------------|-------|---------------|----------|---------------|
| | No. | Area (Sq.mt.) | No. | Area (Sq.mt.) |
| Car | 2 | 27.50 | 2 | 27.50 |
| Total Car | 2 | 27.50 | 2 | 27.50 |
| TwoWheeler | - | 13.75 | 0 | 0.00 |
| Other Parking | - | - | - | 51.14 |
| Total | | 41.25 | | 78.64 |

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.) | Tnmt (No.) |
|--------------|------------------|------------------------------|-----------------------------|------|--------------|------|---------|----------------------------|-------------------------|------------|
| | | | StairCase | Lift | Lift Machine | Void | Parking | | | |
| A (COMM) | 1 | 355.67 | 18.85 | 9.00 | 2.25 | 3.39 | 78.64 | 237.46 | 243.54 | 02 |
| Grand Total: | 1 | 355.67 | 18.85 | 9.00 | 2.25 | 3.39 | 78.64 | 237.46 | 243.54 | 2.00 |

UnitBUA Table for Block :A (COMM)

| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|-------------------|---------|--------------|--------------|-------------|--------------|-----------------|
| GROUND FLOOR PLAN | SPLIT 1 | FLAT | 68.89 | 62.53 | 7 | 1 |
| FIRST FLOOR PLAN | SPLIT 2 | FLAT | 123.69 | 112.63 | 7 | 1 |
| SECOND FLOOR PLAN | SPLIT 2 | FLAT | 0.00 | 0.00 | 5 | 0 |
| Total: | - | - | 192.58 | 175.16 | 19 | 2 |

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (RR NAGAR) on date: 14/10/2019 vide lp number: BBMP/Ad.Com./RJH/1251/19-20 subject to terms and conditions laid down along with this building plan approval.

Validity of this approval is two years from the date of issue.

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)

BHRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Smt. PREETI ACHWANI, Smt. ANITHA ACHWANI, Smt. SEJAL ACHWANI. & Sri. K.R. SUNDARESHA NO-26, ULLALU SY NO-59/2, ULLALU VILLAGE, KAMADENU ASSOCIATION RAJARAJESHWARI RESIDENCY BANGALORE.

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-3.2/3f

PROJECT TITLE :
PLAN SHOWING THE PROPOSED BUILDING AT SITE NO-26, ULLALU SY-NO59/2, ULLALU VILLAGE, KAMADENU ASSOCIATION RAJARAJESHWARI RESIDENCY, WARD NO-130, BANGALORE,

DRAWING TITLE : 492582309-27-09-2019
12-53-05\$, \$PREETI ACHWANI

SHEET NO : 1