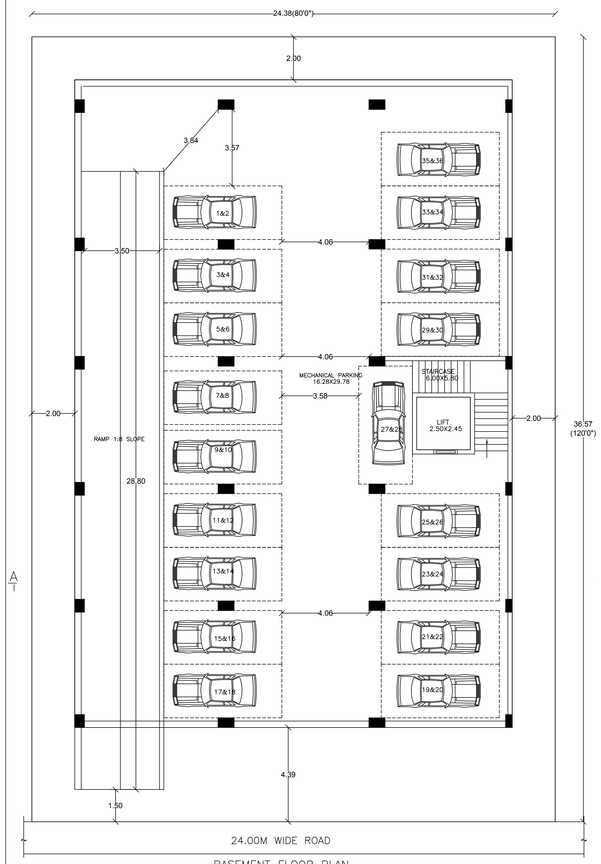
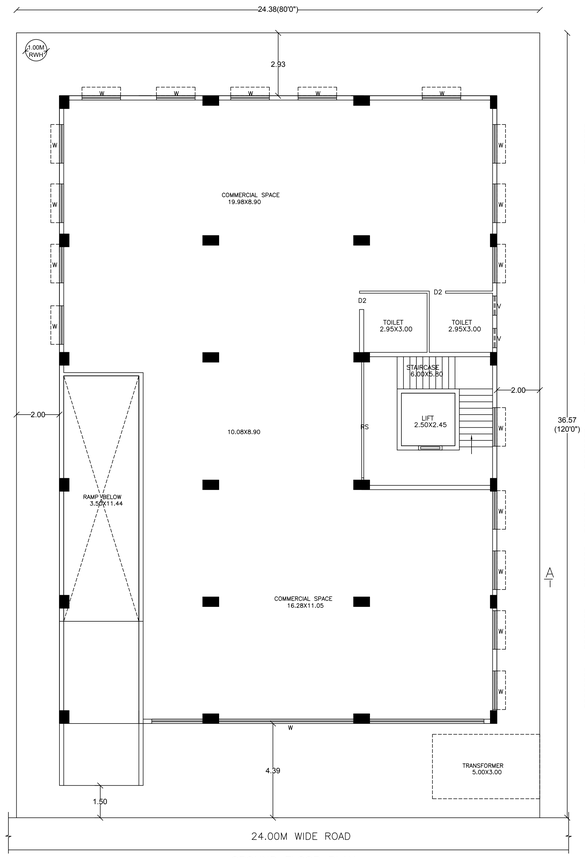
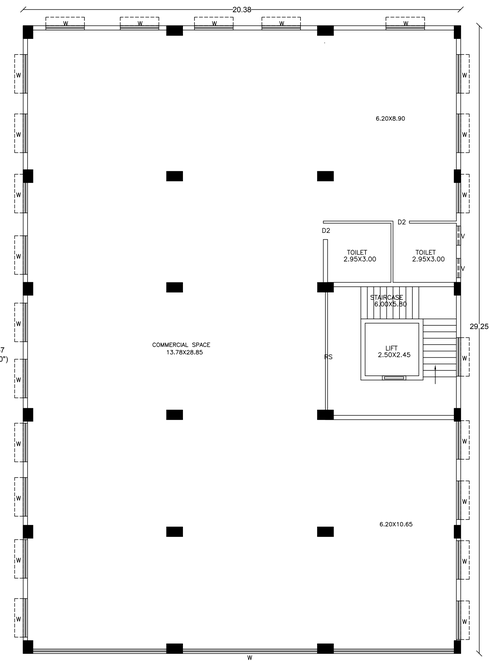


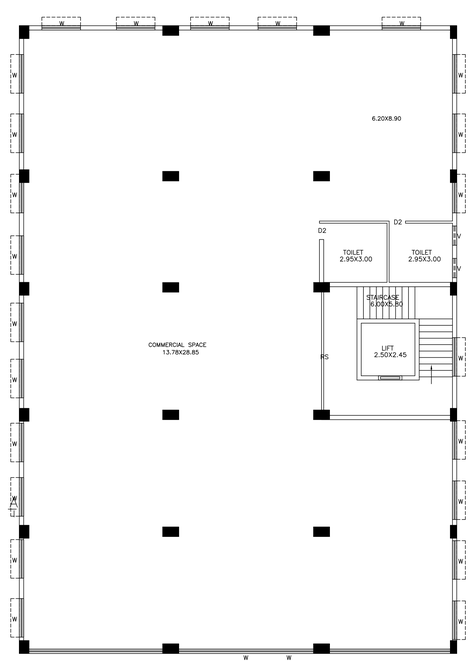
BASEMENT FLOOR PLAN



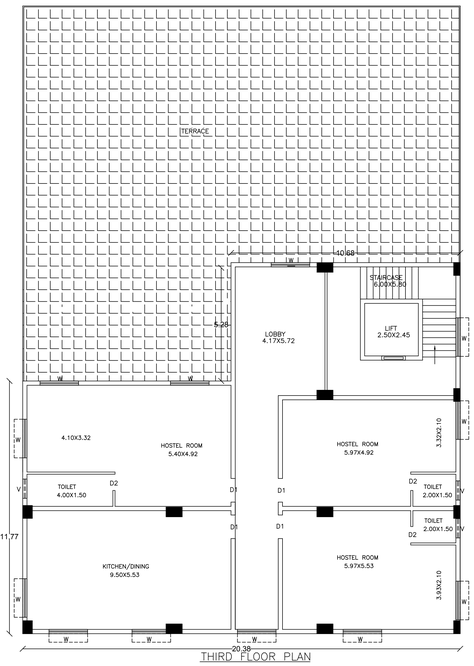
GROUND FLOOR PLAN



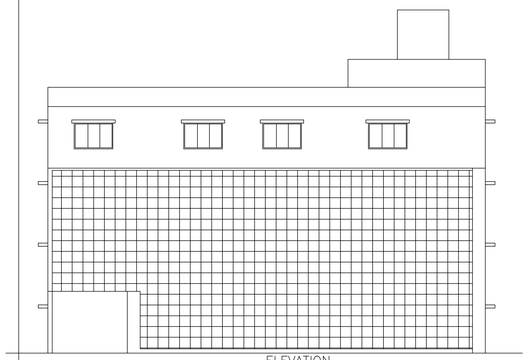
FIRST FLOOR PLAN



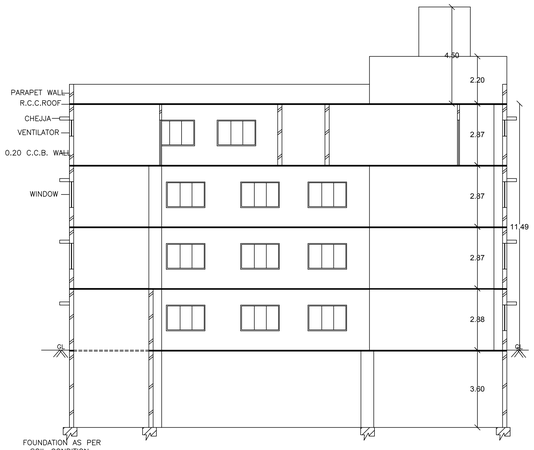
SECOND FLOOR PLAN



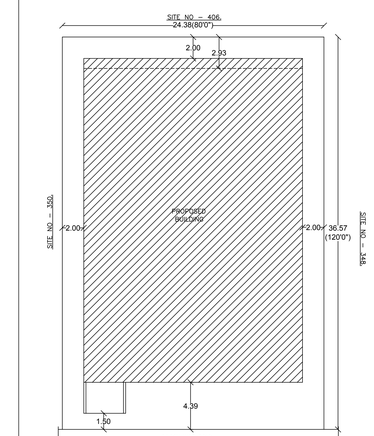
THIRD FLOOR PLAN



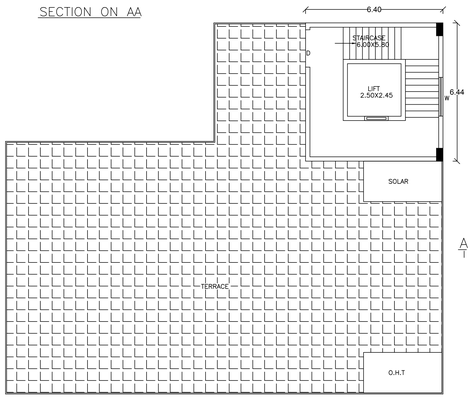
ELEVATION



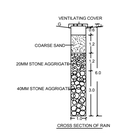
SECTION ON AA



SITE PLAN (Scale 1:200)



TERRACE FLOOR PLAN



CROSS SECTION OF RAIN
WATER HARVESTING WELL

SCALE : 1:100

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11	
	VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Commercial	
Inward_No: BBMP/Ad.Com./RJH/207/19-20	Plot SubUse: Business Office	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2852/366/367/370/371,	
Nature of Sanction: New	Khata No. (As per Khata Extract): 2852/366/367/370/371,	
Location: Ring-III	Locality / Street of the property: KENGERI UPANAGAR, BDA, BANGALORE.	
Building Line Specified as per Z.R: NA		
Zone: Rajarajeshwarinagar		
Ward: Ward-159		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	891.58
NET AREA OF PLOT	(A-Deductions)	891.58
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		579.53
Proposed Coverage Area (64.99 %)		579.46
Achieved Net coverage area (64.99 %)		579.46
Balance coverage area left (0.01 %)		0.07
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		2006.05
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 (2.25)		2006.05
Residential FAR (14.59%)		292.71
Commercial FAR (85.41%)		1713.27
Proposed FAR Area		2005.98
Achieved Net FAR Area (2.25)		2005.98
Balance FAR Area (0.00)		0.07
BUILT UP AREA CHECK		
Proposed BuiltUp Area		2838.08
Substructure Area Add in BUA (Layout Lvl)		0.06
Achieved BuiltUp Area		2838.14

Approval Date : 01/23/2020 10:44:28 AM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/35922/CH/19-20	BBMP/35922/CH/19-20	14726	Online	9656517303	01/11/2020 3:09:46 PM	-

No	Head	Amount (INR)	Remark
1	Scrutiny Fee	14726	-

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COM)	Commercial	Small Shop	Bldg upto 11.5 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (COM)	Commercial	Small Shop	> 0	50	1713.27	1	34	-
	Residential	Hostel	> 0	10	-	1	1	-
	Total :		-	-	-	-	35	36

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	35	481.25	18	247.50
Mech Car	-	-	18	247.50
Total Car	35	481.25	36	495.00
TwoWheeler	-	55.00	0	0.00
Other Parking	-	-	-	0.00
Total		536.25	495.00	

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.)	Carpet Area other than Tenement
			StairCase	Lift	Lift Machine	Void	Ramp	Resi.	Commercial		
A (COM)	1	2838.08	41.22	24.52	6.13	40.04	105.12	292.71	1713.27	2005.98	292.71
Grand Total:	1	2838.08	41.22	24.52	6.13	40.04	105.12	292.71	1713.27	2005.98	292.71

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.)	Carpet Area other than Tenement
		StairCase	Lift	Lift Machine	Void	Ramp	Resi.	Commercial			
Terrace Floor	47.35	41.22	0.00	6.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Third Floor	298.84	0.00	6.13	0.00	0.00	0.00	292.71	0.00	292.71	292.71	292.71
Second Floor	596.12	0.00	6.13	0.00	0.00	0.00	0.00	589.99	589.99	589.99	0.00
First Floor	596.12	0.00	6.13	0.00	0.00	0.00	0.00	589.99	589.99	589.99	0.00
Ground Floor	579.46	0.00	6.13	0.00	40.04	0.00	0.00	533.29	533.29	533.29	0.00
Basement Floor	720.19	0.00	0.00	0.00	0.00	105.12	0.00	0.00	0.00	0.00	0.00
Total:	2838.08	41.22	24.52	6.13	40.04	105.12	292.71	1713.27	2005.98	292.71	
Total Number of Same Blocks	1										
Total:	2838.08	41.22	24.52	6.13	40.04	105.12	292.71	1713.27	2005.98	293	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COM)	D2	0.76	2.10	09
A (COM)	D1	1.10	2.10	04
A (COM)	RS	5.39	2.10	03

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COM)	W3	0.90	1.20	12
A (COM)	W1	1.21	1.20	02
A (COM)	W	1.80	1.20	100

UnitBUA Table for Block :A (COM)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Commercial Building at 2852/366/367/370/371 , KENGERI UPANAGAR, BDA, BANGALORE, Bangalore.
a) Consist of 1Basement + 1Ground + 3 only.
2.Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.
3.495.00 area reserved for car parking shall not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall INSURE all workmen involved in the construction work against any accident / unforward incidents arising during the time of construction.
7.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.
8.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.
9.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.
11.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.
12.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.
13.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).
14.The building shall be constructed under the supervision of a registered structural engineer.
15.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.
16.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
17.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
18.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).
19.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.
20.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 contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
21.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 (Hosadaag/Hoodlike) Letter No. LD/95LET/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 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.
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 o f 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.Obtaining 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 is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (RR NAGAR) on date: 23/01/2020 vide lp number: BBMP/Ad.Com./RJH/2070/19-20 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.

Name : GURUPRASAD M V
Designation : Assistant Director Town Planning
Digitally signed by
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 06-Feb-2020 14:05:11

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)

BHRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS AND NUMBER & CONTACT NUMBER :
Sri. G.LADULAL JAIN, Sri. GOUTHAM JAIN, Sri. KAILASH CHAND JAIN & Smt. KAMALA BAI.
NO-2852/366/367/370/371, KENGERI UPANAGAR, BDA, BANGALORE.

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

PROJECT TITLE :
PLAN SHOWING THE PROPSOED COMMERCIAL BUILDING AT SITE NO-2852/366/367/370/371, KENGERI UPANAGAR, BDA, WARD NO-159, BANGALORE

DRAWING TITLE : 1887876227-17-01-2020 12-22-23S_$LADULAL JAIN

SHEET NO : 1

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer