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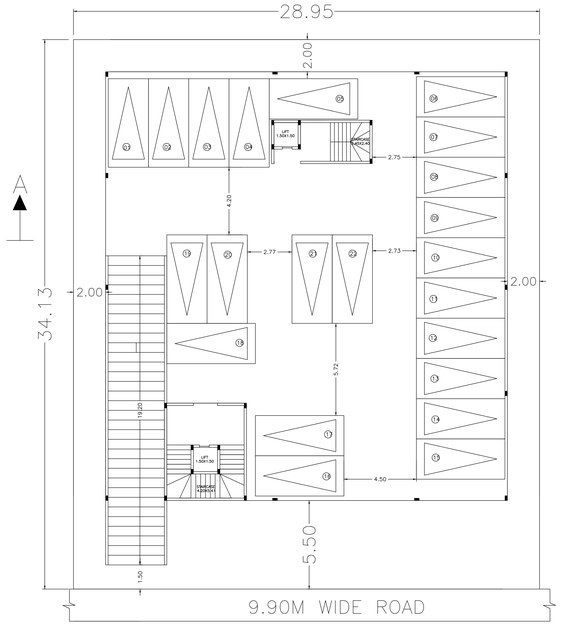
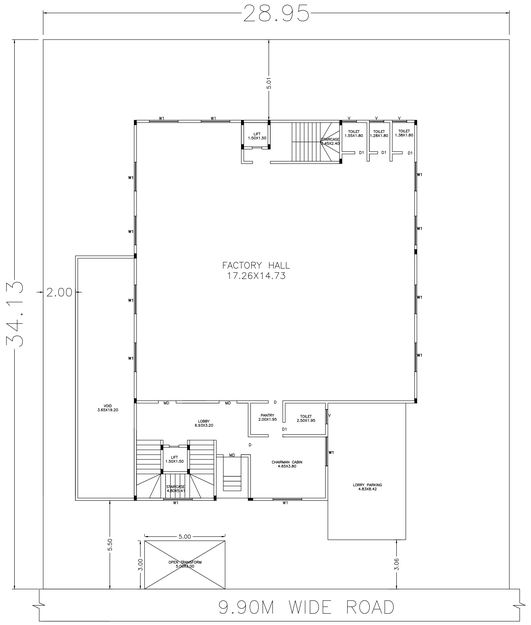
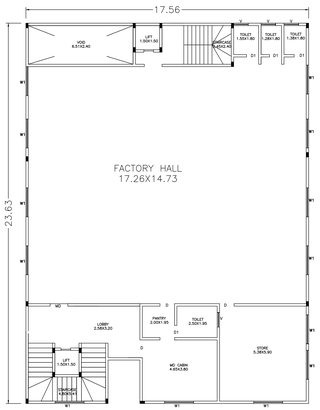


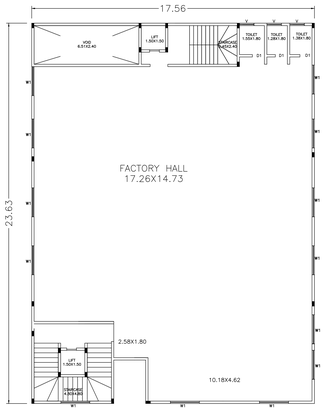
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

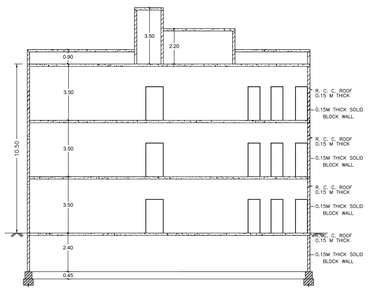


FIRST FLOOR PLAN



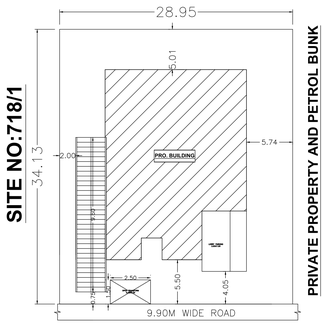
SECOND FLOOR PLAN

FRONT ELEVATION

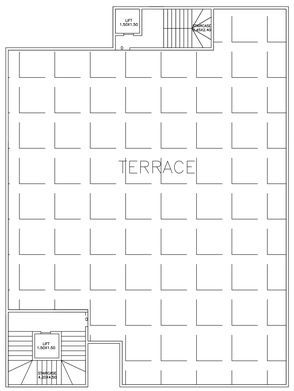


SECTION AT A-A

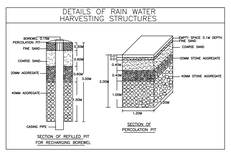
PRIVATE PROPERTY



SITE PLAN



TERRACE FLOOR PLAN



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
GARUDA FASHIONS PVT LTD REP BY ITS MANAGING DIRECTOR SRI:M GOVINDA REDDY
SITE NO.49/13B, KATHA NO:49/13B/718/1, SREEGANDHADAKAVALU,YESHWANTHAPURA HOBLI,WARD NO:73.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
KIRAN KUMAR DS No:338, Talakaverly layout, Amruthahalli, Bangalore-92, Mob:9538654099
e-4199/2016-17

PROJECT TITLE :
MODIFIED PLAN SHOWING THE INDUSTRIAL BUILDING ON SITE NO; 49/13B, KATHA NO: 49/13B/718/1, SRIGANDHAKAVAL VILLAGE, YESHWANTHAPURA HOBLI, WARD NO: 073, BANGALORE.

DRAWING TITLE : 28421850-21-03-2020
10-55-45$_$GARUDA FASHIONS

SHEET NO : 1

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A)	Industrial	Household Industry	Bldg upto 15 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.Unit	Car Reqd.	Car Prop.	Car Reqd.Unit	Car Reqd.	Car Prop.
A (A)	Industrial	HouseHold industry	> 0 100	1160.41	1	12	-	-	-	-	-
			> 0 1000	1160.41	-	-	-	-	1	1	-
Total			-	-		12	22		1	1	-

Parking Check (Table 7b)

Vehicle Type	Reqd No.	Reqd Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	12	165.00	22	302.50
Total Car	12	165.00	22	302.50
TwoWheeler	-	55.00	0	0.00
LimyStand	1	13.75	1	32.50
Other Parking	-	-	-	358.13
Total		233.75		690.63

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Ramp	Parking	Proposed FAR Area (Sq.mt.) Industrial	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)
A (A)	1	2050.92	24.48	9.00	3.24	83.37	67.20	690.63	1160.41	12.60	1173.01
Grand Total:	1	2050.92	24.48	9.00	3.24	83.37	67.20	690.63	1160.41	12.60	1173.01

Block :A (A)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Ramp	Parking	Proposed FAR Area (Sq.mt.) Industrial	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)
Terrace Floor	27.72	24.48	0.00	3.24	0.00	0.00	0.00	0.00	0.00	0.00
Second Floor	409.50	0.00	2.25	0.00	15.61	0.00	0.00	391.64	0.00	391.64
First Floor	409.50	0.00	2.25	0.00	15.61	0.00	0.00	391.64	0.00	391.64
Ground Floor	472.60	0.00	2.25	0.00	52.15	0.00	67.20	377.13	0.00	377.13
Basement Floor	731.60	0.00	2.25	0.00	0.00	67.20	622.40	0.00	12.60	12.60
Total:	2050.93	24.48	9.00	3.24	83.37	67.20	690.63	1160.41	12.60	1173.01
Total Number of Same Blocks	1									
Total:	2050.93	24.48	9.00	3.24	83.37	67.20	690.63	1160.41	12.60	1173.01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D1	0.75	2.10	11
A (A)	D	0.90	2.10	07
A (A)	MD	1.10	2.10	04

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	V	1.27	1.20	03
A (A)	V	1.38	1.20	03
A (A)	V	1.55	1.20	03
A (A)	W1	1.80	1.20	54

UnitBUA Table for Block :A (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT	SHOP	377.13	377.13	7	1
FIRST FLOOR PLAN	SPLIT	SHOP	391.64	391.64	8	1
SECOND FLOOR PLAN	SPLIT	SHOP	391.64	391.64	4	1
Total:	-	-	1160.41	1160.41	19	3

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: Industrial	
Inward_No: BBMP/Ad.Com./RJH/0424/19-20	Plot SubUse: HouseHold Industry	
Application Type: General	Land Use Zone: Industrial-I (General)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 49/13B	
Nature of Sanction: Modify	Khata No. (As per Khata Extract): 49/13B/718/1	
Location: Ring-II	Locality / Street of the property: SREEGANDHADAKAVALU,YESHWANTHAPURA HOBLI	
Building Line Specified as per Z.R: NA		
Zone: Rajarajeshwarinagar		
Ward: Ward-073		
Planning District: 214-Peenya		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	988.06
NET AREA OF PLOT	(A-Deductions)	988.06
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		592.84
Proposed Coverage Area (47.83 %)		472.60
Achieved Net coverage area (47.83 %)		472.60
Balance coverage area left (12.17 %)		120.24
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.25)		1235.07
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 (1.25)		1235.07
Industrial FAR (98.93%)		1160.41
Proposed FAR Area		1173.01
Achieved Net FAR Area (1.19)		1173.01
Balance FAR Area (0.06)		62.06
BUILT UP AREA CHECK		
Proposed BuiltUp Area		2050.93
Substructure Area Add in BUA (Layout Lvl)		1.04
Achieved BuiltUp Area		2051.96

Approval Date : 05/06/2020 4:04:43 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/9143/CH/19-20	BBMP/9143/CH/19-20	350	Online	9951312685	02/14/2020 9:56:38 AM	-

No.	Head	Amount (INR)	Remark
1	Scrutiny Fee	350	-

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Public and Semi Public Building at 49/13B SREEGANDHADAKAVALU,YESHWANTHAPURA HOBLI, Bangalore. 2.Area shown hatched in the plan is not to be built upon.
3.Sanction is accorded for Public and Semi Public use only. The use of the building shall not be deviated to any other use .
3.65E-03 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/ compensation as per the Law in force from time to time.
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.A copy of 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 1V-E-iii) to (v).
14.The building shall be constructed under the supervision of a registered structural engineer.
15.Occupancy certificate to buildings before expiry of two years from the date of issue of permit or 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 Architect / Engineer / Supervisor will be informed by 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 o 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 (Housing/Woodhe) Letter No. LD/66LET/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 for verification 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 to the
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.

Note: Earlier plan sanction vide L.P No._____
dated: _____ is deemed cancelled.
The modified plans are approved in accordance with the acceptance for approval by the Joint Commissioner (RR_NAGAR) on date:06/05/2020 ____
vide lp number: BBMP/Ad.Com./RJH/0424/19-20 _____ subject to terms and conditions laid down along with this modified building plan approval.
Validity of this approval is two years from the date of issue.

Name : SHANU P
Designation : Assistant Director Town Planning
DIGITAL SIGNATURE
Location : BBMP/ BANGALORE MAHANAGARA PALIKE
Date : 28-May-2020 23: 50:54

ASSISTANT DIRECTOR OF TOWN PLANNING (RR_NAGAR)

BHRUHAT BENGALURU MAHANAGARA PALIKE

UserDefinedMetric (1600.00 x 841.00MM)

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