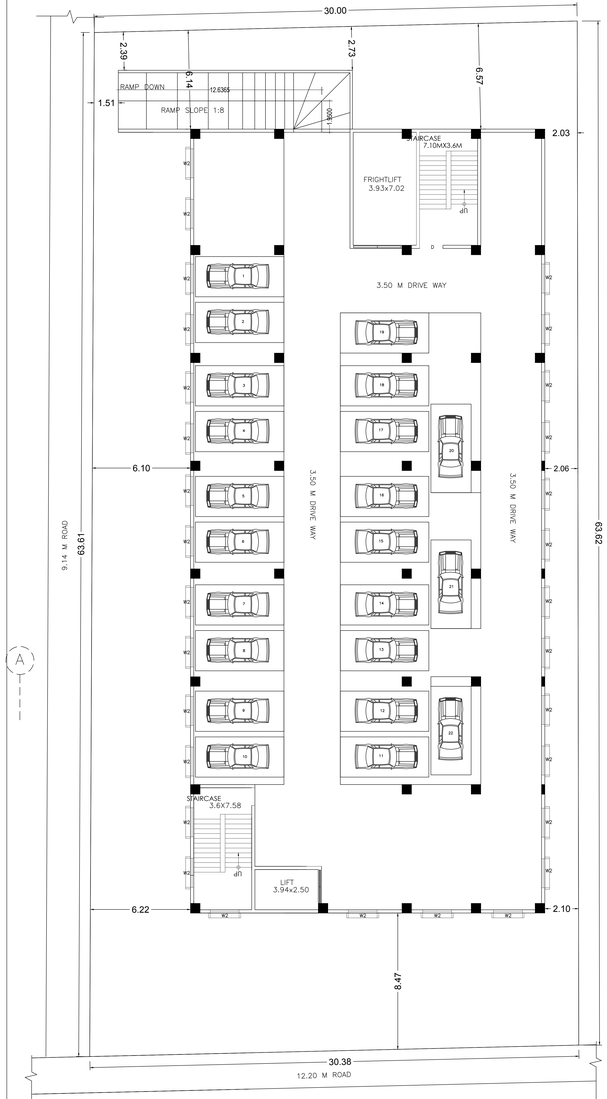
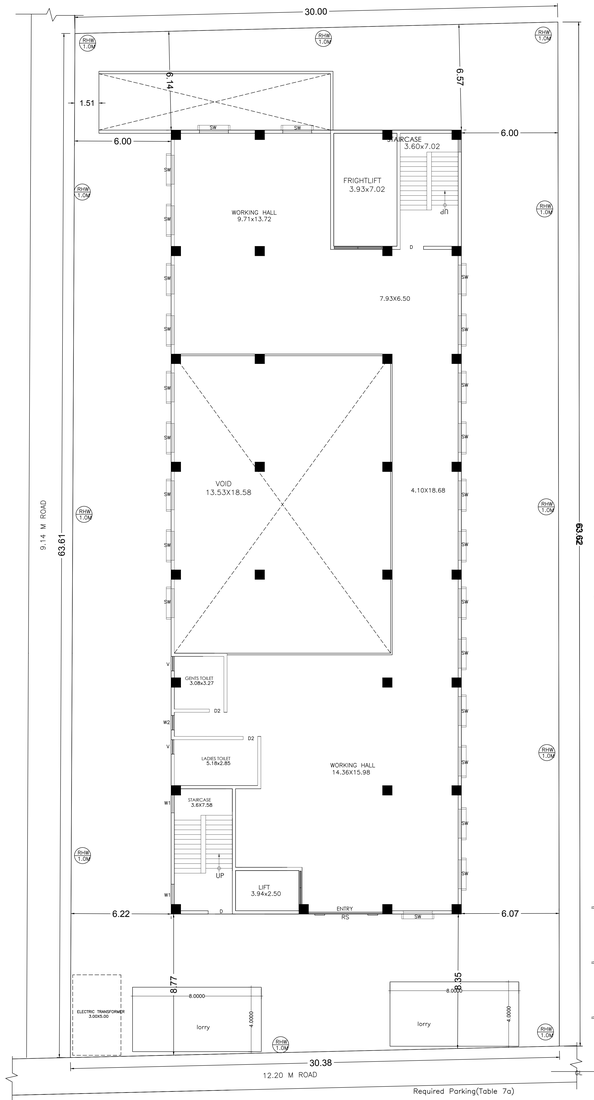
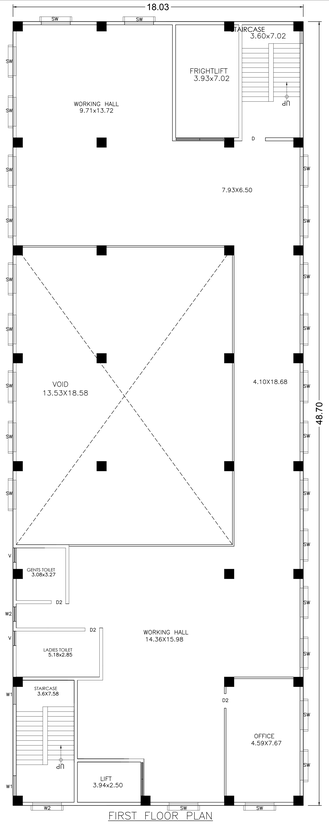


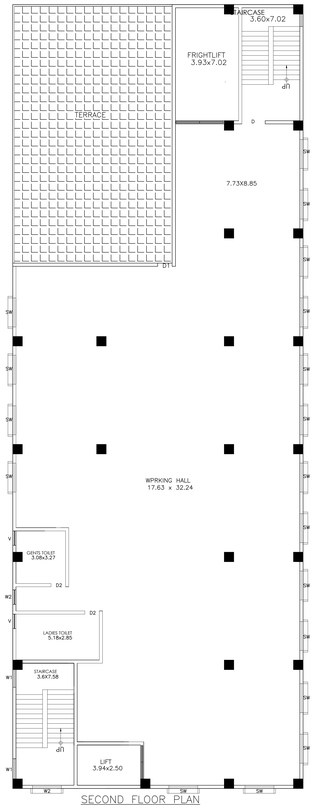
BASEMENT FLOOR PLAN



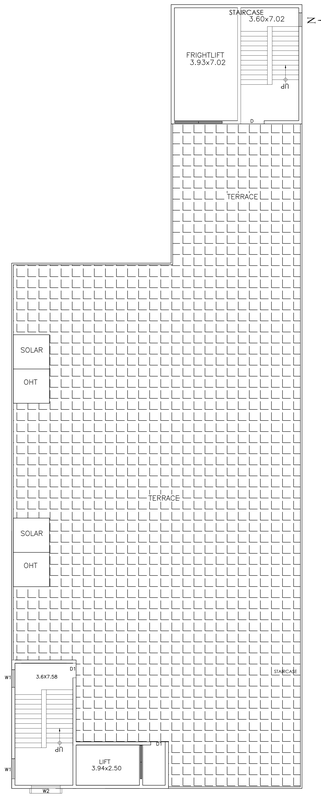
GROUND FLOOR PLAN



FIRST FLOOR PLAN



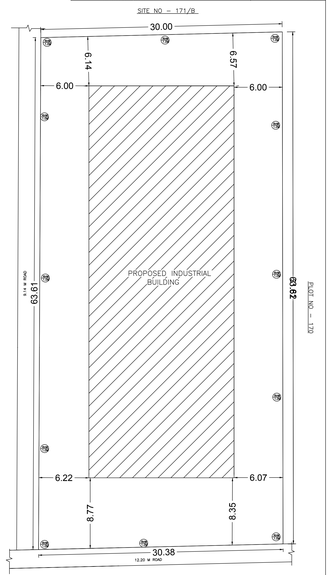
SECOND FLOOR PLAN



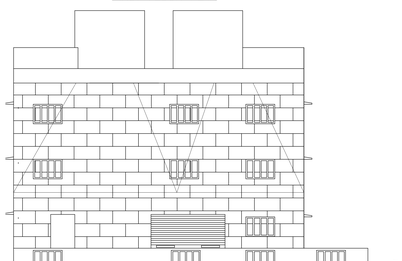
TERRACE FLOOR PLAN

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9	
	VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Industrial	
Inward No:	Plot SubUse: Medium Industry	
BBMP/Ad.Com./RJH/0742/19-20		
Application Type: General	Land Use Zone: Industrial (General)	
Proposed Type: Building Permission	Plot/Sub Plot No.: 171/A	
Nature of Sanction: New	City Survey No.: -	
Location: Ring-II	Khata No. (As per Khata Extract): 171/A	
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): 11-57-171/A	
Zone: Rajarajeshwarinagar	Locality / Street of the property: 7TH MAIN ROAD, INDUSTRIAL SUBURB, 2ND STAGE, PEENYA, WARD NO. 38, BANGALORE.	
Ward: Ward-038		
Planning District: 214-Peenya		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1919.72
NET AREA OF PLOT	(A-Deductions)	1919.72
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		959.86
Proposed Coverage Area (45.73 %)		877.84
Achieved Net coverage area (45.73 %)		877.84
Balance coverage area left (4.27 %)		82.02
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.00)		1919.72
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (1.00)		1919.72
Industrial FAR (57.25%)		1859.69
Proposed FAR Area		1912.23
Achieved Net FAR Area (1.00)		1912.23
Balance FAR Area (0.00)		7.49
BUILT UP AREA CHECK		
Proposed BuiltUp Area		3733.30
Substructure Area Add in BUA (Layout List)		15.00
Achieved BuiltUp Area		3748.30

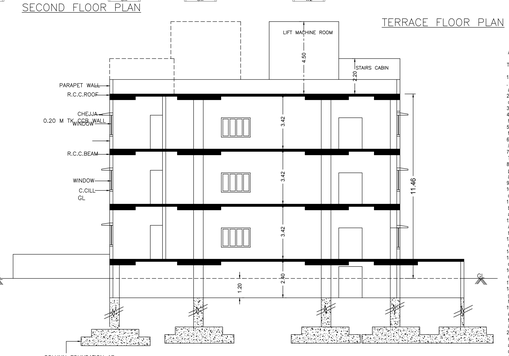
SITE NO. – 171/B



SITE PLAN (SCALE 1:200)



ELEVATION



SECTION ON AA

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Public and Semi Public Building at 171/A , 7TH MAIN ROAD , INDUSTRIAL SUBURB, 2ND STAGE, PEENYA, WARD NO.-38, BANGALORE, Bangalore Metropolitan Region Ring-II, Ward No.-38.
2.Sanction is accorded for Public and Semi Public use only. The use of the building shall not be deviated to any other use.
3.10ft/3 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/ incidents happening during the course of the 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.The sanctioned 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-B (e) to (k).
14.The building shall be constructed under the supervision of a registered structural engineer.
15.Occupancy certificate to buildings or portion of buildings may be issued by the Authority on the case of columnar structure before erecting the column "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 concerned Architect / Engineer / 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 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.
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 (Insaskeeg/Inindiree) Letter No. LD/56/LET/07/3, 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 working at site to
A) 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.

Approval Date : 08/13/2019 3:58:02 PM

NOC Details

Sr No.	Name of the Statutory Department	Reference No.	Date	Conditions Imposed
1	NOC from BWSSB (Bangalore Water Supply and Sewerage Board)	20/19-20	11/06/2019	-
2	NOC from Karnataka State Pollution Control Board (KSPCB)	B/ 19-20	19/07/2019	-

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/1073/BCH/19-20	BBMP/1073/BCH/19-20	28381.66	Online	8775212303	07/19/2019 6:20:03 PM	-
	No.	Head				Amount (INR)	Remark
	1	Scrutiny Fee				28381.66	-

Block :A (INDUSTRIAL DWG)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)
		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Industrial	Stair		
Terrace Floor	136.35	108.82	0.00	27.53	0.00	0.00	0.00	0.00	0.00	0.00	
Second Floor	718.86	0.00	37.37	0.00	0.00	0.00	0.00	681.49	0.00	681.49	
First Floor	877.84	0.00	37.37	0.00	251.37	0.00	0.00	588.10	0.00	589.10	
Ground Floor	877.84	0.00	37.37	0.00	251.37	0.00	0.00	588.10	0.00	589.10	
Basement Floor	1122.41	0.00	37.37	0.00	0.00	51.05	981.45	0.00	52.54	52.54	
Total:	3733.30	108.82	149.48	27.53	502.74	51.05	981.45	1859.69	52.54	1912.23	
Total Number of Same Blocks	1										
Grand Total:	3733.30	108.82	149.48	27.53	502.74	51.05	981.45	1859.69	52.54	1912.23	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (INDUSTRIAL DWG)	D2	0.76	2.10	06
A (INDUSTRIAL DWG)	D	1.45	2.10	03
A (INDUSTRIAL DWG)	RS	4.60	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (INDUSTRIAL DWG)	W2	1.80	1.20	06
A (INDUSTRIAL DWG)	SW	1.80	2.00	57

UnitBUA Table for Block :A (INDUSTRIAL DWG)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OTHER THEN TEN	OTHER	589.10	502.04	3	1
FIRST FLOOR PLAN	OTHER THEN TEN	OTHER	589.10	502.04	3	1
SECOND FLOOR PLAN	OTHER THEN TEN	OTHER	681.49	595.80	3	1
Total:	-	-	1859.69	1599.88	9	3

Required Parking(Table 7a)

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/1073/BCH/19-20	BBMP/1073/BCH/19-20	28381.66	Online	8775212303	07/19/2019 6:20:03 PM	-
	No.	Head				Amount (INR)	Remark
	1	Scrutiny Fee				28381.66	-

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	19	291.25	22	302.50
Total Car	19	291.25	22	302.50
Two/Wheeler	-	55.00	0	0.00
Lorry/Space	2	27.50	2	64.00
Other Parking	-	-	-	678.96
Total	-	343.75	-	1045.45

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)
			StairCase	Lift	Lift Machine	Void	Ramp	Parking	Industrial	Stair	
A (INDUSTRIAL DWG)	1	3733.30	108.82	149.48	27.53	502.74	51.05	981.45	1859.69	52.54	1912.23
Grand Total:	1	3733.30	108.82	149.48	27.53	502.74	51.05	981.45	1859.69	52.54	1912.23

DRAWING TITLE :	1440851005
SHEET NO :	1

SCALE : 1:100

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S FASHION POWER REP BY ITS PARTNER SHASHANK KUMAR JAIN #171/A, 7TH MAIN ROAD, INDUSTRIAL SUBURB, 2ND STAGE, PEENYA BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
RAMESH S NO-502, SMR ASTRA
5TH CROSS, GAYATHRINAGAR
BCC/BL-3.6/E/4350/2018-19

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (RR NAGAR) on date 13/08/2019 vide lp number: BBMP/Ad.Com./RJH/0742/19-20 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
(Joint Director)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 08-Aug-2019 12:18:04

ASSISTANT DIRECTOR OF TOWN PLANNING (RR NAGAR)

BRHUHAT BENGALURU MAHANAGARA PALIKE

PROJECT TITLE :
PROPOSED INDUSTRIAL BUILDING AT PLOT NO-171/A, 7TH MAIN ROAD, INDUSTRIAL SUBURB, 2ND STAGE, PEENYA INDUSTRIAL AREA, WARD NO.38, BANGALORE, PID NO.11-57-171/A.

User-6

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