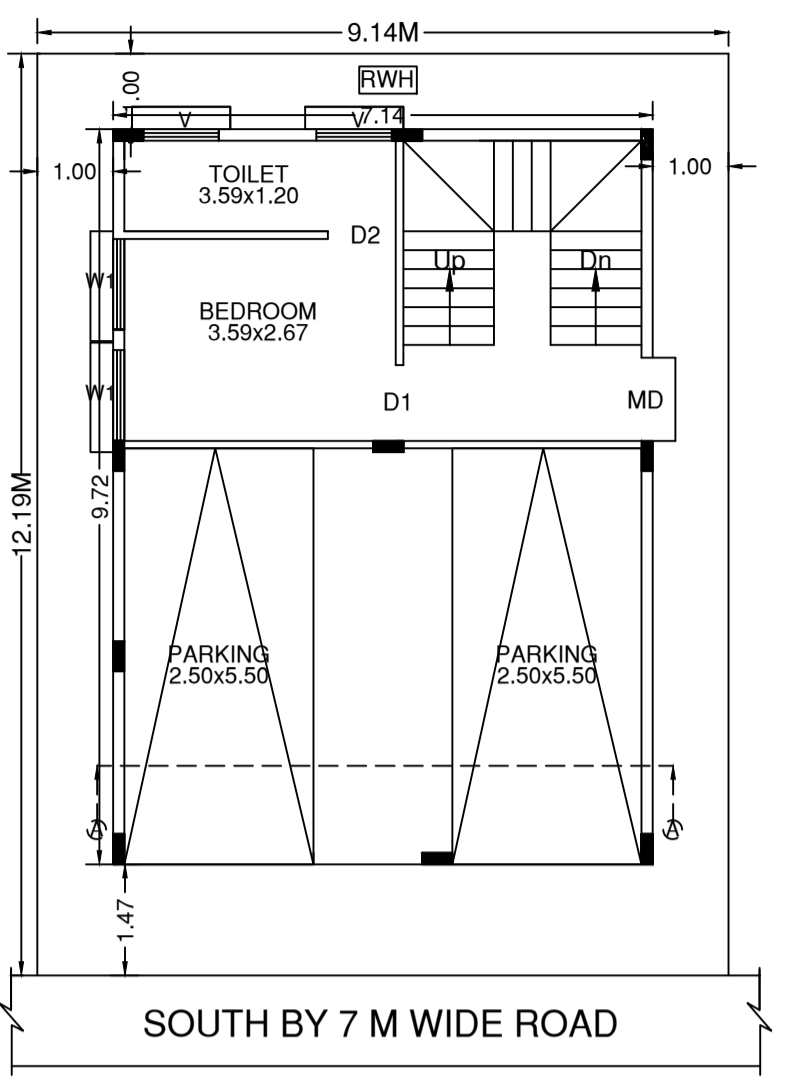


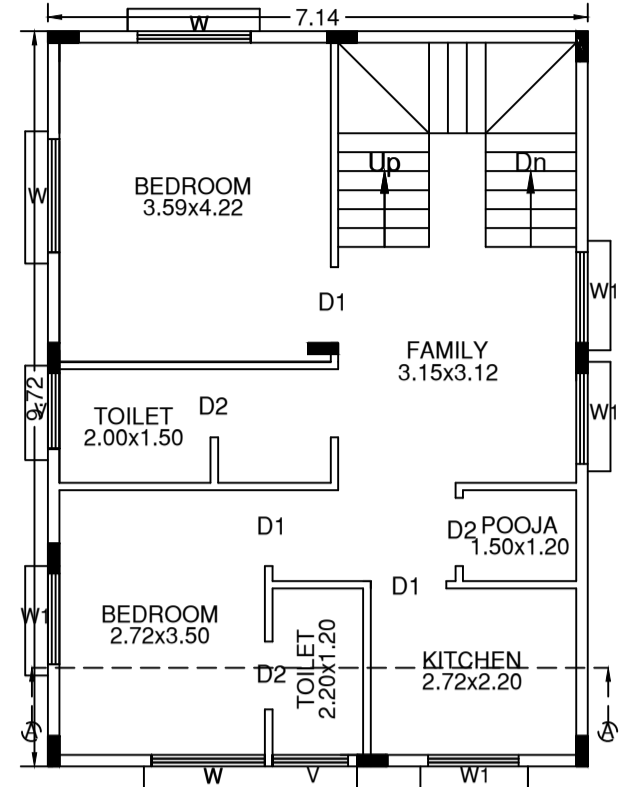
Color Notes

COLOR INDEX

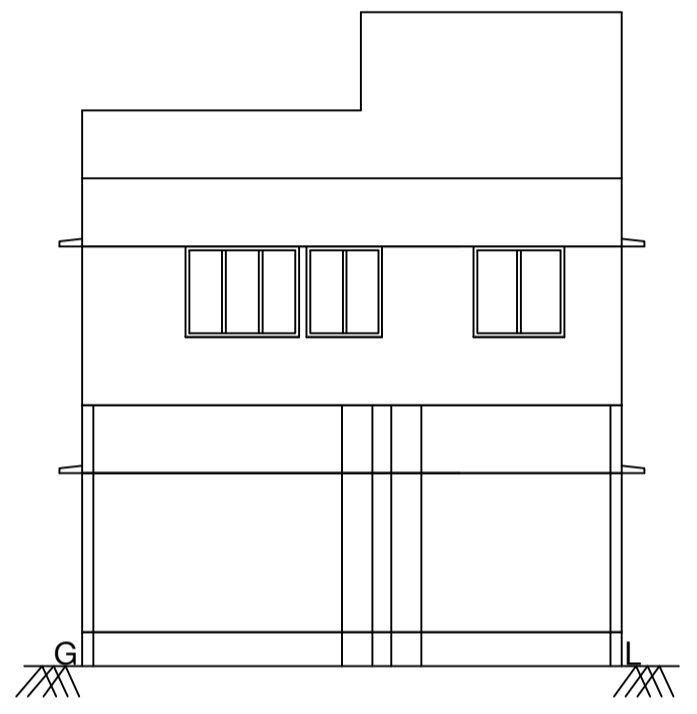
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)



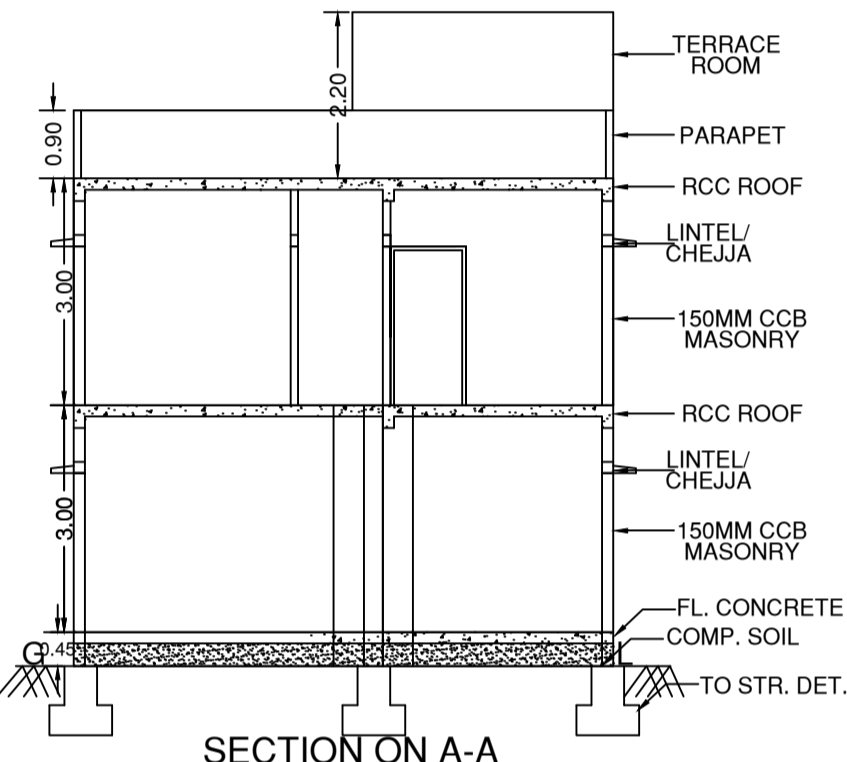
GROUND FLOOR PLAN



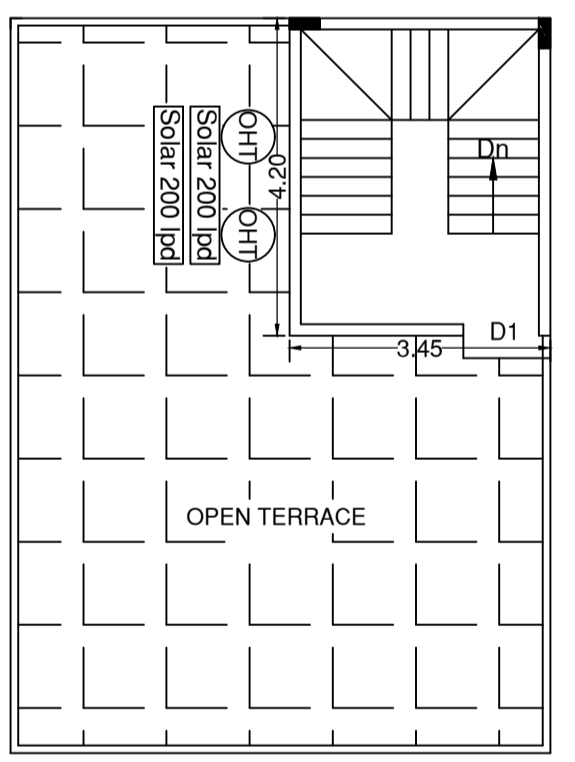
FIRST FLOOR PLAN



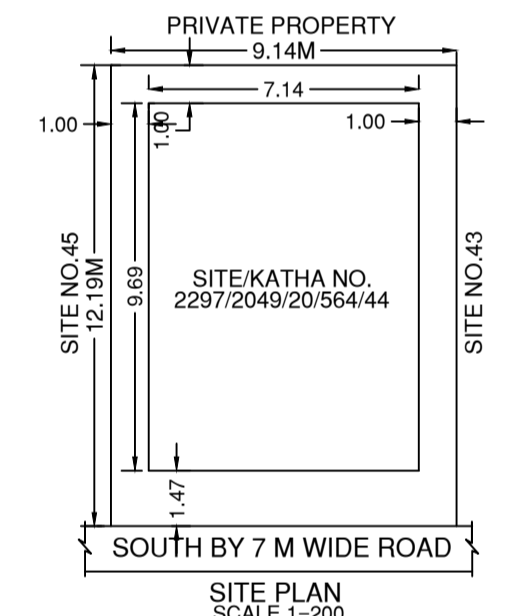
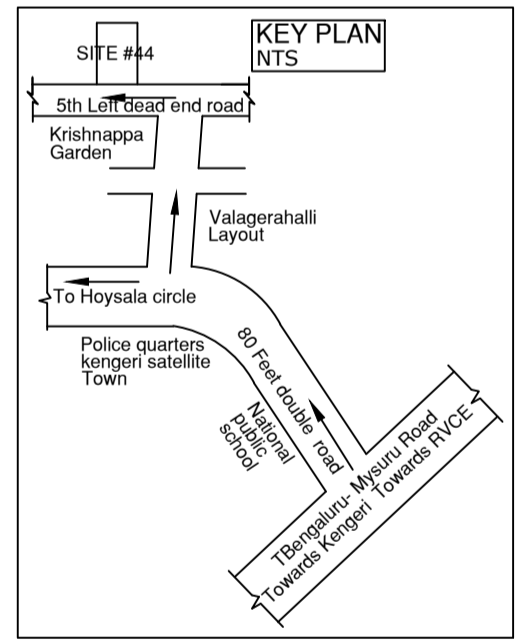
FRONT ELEVATION



SECTION ON A-A



TERRACE FLOOR PLAN



SITE PLAN SCALE 1:200

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- The sanction is accorded for.
- Consisting of Block - A (JA) Wing - A-1 (JA) Consisting of GF+1UF.
- The sanction is accorded for Plotted Resi development A (JA) only. The use of the building shall not deviate to any other use.
- 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 Owner / Association of high-rise building shall get the building inspected by empaneled 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 BBMP 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 - trials 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'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.
- The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (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.
- All 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 bye-law 2016.
- The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) 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 court cases, the plan sanction is deemed cancelled.
- Also see, building licence for special conditions, if any.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodke) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
- Debris or C&D waste generated while constructing the building should be taken to M/S Rock Crystals NO.184 CHIKKAJALLA Bangalore -562157
- 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 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 :
 - 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 NOC from the Labour Department before commencing the construction work is a must.
 - BBMP will not be responsible for any dispute that may arise in respect of property in question.
 - 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.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit --- k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
- The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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.

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (RR_NAGAR) on date: 25/11/2020 vide Ip number: BBMP/Ad.Com./RJH/0975/20-21 subject to terms and conditions laid down along with this building plan approval.

This 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.

ASSISTANT DIRECTOR OF TOWN PLANNING (RR_NAGAR)

BHRUHAT BANGALURU MAHANAGARA PALIKE

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

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

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1	13.75	2	27.50
Total Car	1	13.75	2	27.50
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	12.05
Total		27.50		39.55

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.)
			Stair/Case	Parking			
A (JA)	1	153.18	14.49	39.55	99.14	99.14	01
Grand Total:	1	153.18	14.49	39.55	99.14	99.14	1.00

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.)
		Stair/Case	Parking			
Terrace Floor	14.49	14.49	0.00	0.00	0.00	00
First Floor	69.40	0.00	0.00	69.40	69.40	00
Ground Floor	69.29	0.00	39.55	29.74	29.74	01
Total:	153.18	14.49	39.55	99.14	99.14	01
Total Number of Same Blocks	1					
Total:	153.18	14.49	39.55	99.14	99.14	01

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (JA)	D2	0.90	2.10	04
A (JA)	D1	1.00	2.10	05

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (JA)	V	1.00	1.20	04
A (JA)	W1	1.20	1.20	06
A (JA)	W	1.50	1.20	03

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	
					No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT TENEMENT	FLAT	99.14	91.59	2	1
FIRST FLOOR PLAN	SPLIT TENEMENT	FLAT	0.00	0.00	7	0
Total:	-	-	99.14	91.59	9	1

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
MADHAVI RAJ M-BLOCK, TYPE-3, GATE-4, CPWD QUARTERS NEAR GAYATHRI HOSPITAL, VIJAYANAGAR

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Deshmukh Jyothi 169, 4th Main, 4th Block, 3rd Phase, Banashankari III Stage BCC/BL-3.2.3/E-212

PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO.2297/2049/20/564/44, VALAGERAHALLI VILLAGE, KENGERI HOBLI, BANGALURU, BBMP WARD NO. 159.

DRAWING TITLE : 1622996756-24-11-2020
05-43-28\$. \$DWG :: A (JA) with GF+1UF

SHEET NO : 1