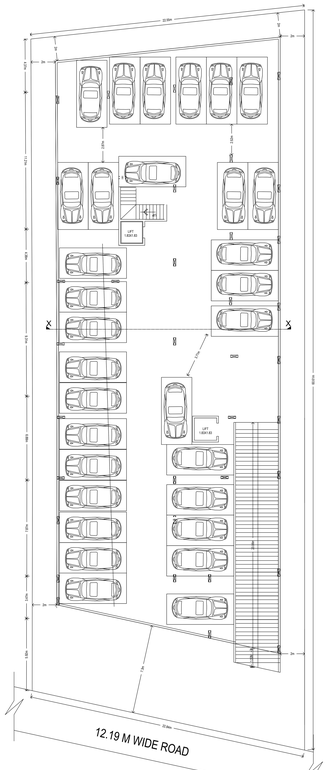
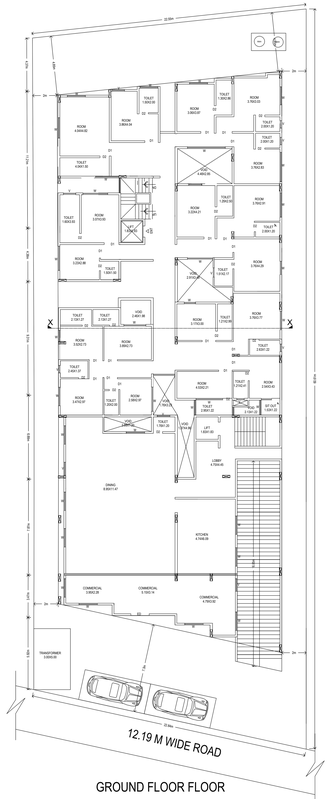
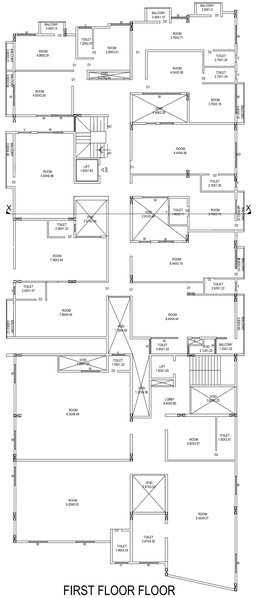


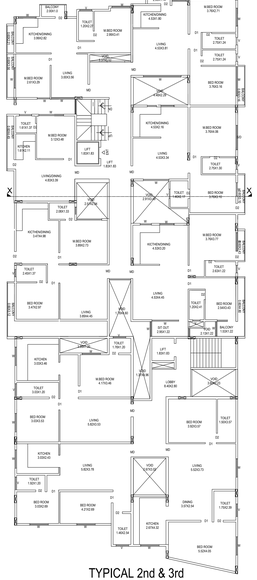
BASEMENT FLOOR PLAN



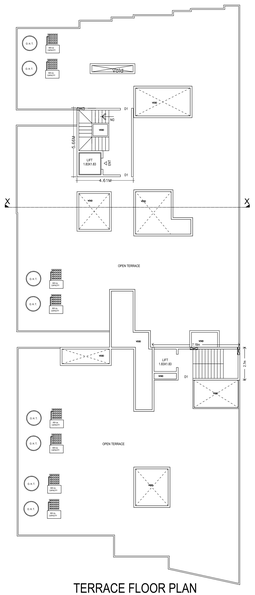
GROUND FLOOR PLAN



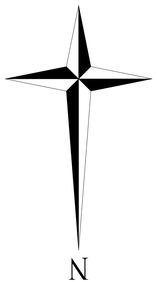
FIRST FLOOR PLAN

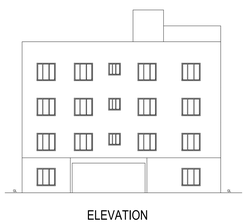


TYPICAL 2nd & 3rd FLOOR PLAN



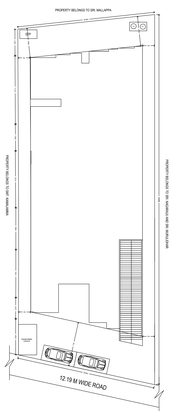
TERRACE FLOOR PLAN



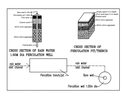


ELEVATION

SECTION@X-X



SITE PLAN (Scale = 1:200)



DETAILS OF RAIN WATER HARVESTING STRUCTURES

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Permission is accorded for
a) Conversion of Residential to Commercial in Residential Zone, Residential Use with Small Shop only. The use of the premises is accorded for Residential Use only.
2.Car Parking reserved in the plan should not be converted for any other purpose.
3.Development charges towards increasing the capacity of water supply, sanitary and power mains has to be paid to the concerned authorities.
4.Necessary Quick Fire Fighting arrangements (portable extinguishers/ Hose reel/ Sprinkler/ Water fog system/ Fire Hydrant System/ Fire Alarm System etc.) as per the relevant I.S. specifications should be provided.
5.Drinking water supply should be as per the norms and to the satisfaction of the concerned Water Supply and Sewerage authority.
6.Rain water harvesting structure should be constructed as per the approved sketch.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.The applicant/owner/developer shall not store any building materials on footpath or on roads or on drains. The debris shall be removed and transported to the nearest dumping yard.
9.The applicant/ builder is prohibited from selling the setback area/ open spaces and the common amenities to any individual/ association of individuals/ society.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.S.E.C (Sub 3) (rules leaving 3.00 mts. from the building within the premises. The space provided for transformers should be free from any Water logging arising out of storm water or any other source and should be accessible for maintenance of the equipment.
11.
12.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 adjacent / nearby.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.The approved 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.
15.The owner / developer shall intimate the commencement of the foundation and the date to fence, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, earmark in the second instance and cancel the registration if the same is repeated for the third time.
16.The owner / developer shall intimate to the Jt.Director of Town Planning, the date of the duties and responsibilities specified in Schedule - IV (Service No. 13) under sub section 9 of (U.D.A.) Act.
17.The building shall be constructed under the supervision of a registered structural engineer.
18.Occupancy certificate shall be obtained before occupying the building. Failure to obtain the occupancy of columns/ structure before evacing the columns "COMMENCEMENT CERTIFICATE" shall be observed.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of the license & extra one month after the completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the Jt.Director of Town Planning.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.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 laws 32(a).
23.The applicant shall ensure that the materials used for construction of the building are prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24.The applicant should provide solar water heaters as per Note 7 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule VI (Bye laws - 31) of Building Rules should be provided.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for easy access of physically handicapped persons / wheel chairs.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 22, 24, 25 & 26 are provided in the building.
28.The owner / developer shall provide adequate drainage facilities to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit — 1 kg capacity for every 100 sqm of built up area for Apartments/ Residential units of 20 and above and 2000 liquid and above built up area for Commercial buildings.
30.The structures with basements shall be designed for structural stability and safety to ensure for withstanding the pressure of water when the basements are inundated with water table rising to ground level and square structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Fire Safety Measures to be provided in the building shall be in accordance with the provisions of the and the emergency telephone shall be kept ready with the operationals for 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.
34.The Fire Safety Measures to be provided in the building shall be inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Commissioner and Fire Force Department every year.
35.The Fire Safety Measures to be provided in the 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 once in Two years.
36.The Owner / Association of the high rise building shall conduct fire mock drills in the building once before the onset of summer and another during the summer and assure complete safety in respect of Fire Hazards.
37.The Builder / Contractor / Professional responsible for supervision of works shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous permission of the Authority. If any such deviation is found, the Architect / Engineer / Supervisor shall be liable for all the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.If 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 - VIII (Service No. 13) under sub section 9 of (U.D.A.) Act. Failure to give intimation or having of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be developed and handed over to the Jt.Director of Town Planning / Bangalore Mahanagara Palike Authority.
40.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.
41.The Applicant / Owner / Developer shall abide by the collection of waste waste and its segregation as per solid waste management bye-law 2016.
42.The Applicant / Developer shall abide by the rules for sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a cites measuring 100 Sqm or to 240 Sqm to minimum of two trees for sites measuring with more than 240 Sqm. (One tree for every 240 Sqm) shall be planted and thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction shall be liable to cancellation.
46.Also see, building license for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Houses) Letter No. LDR/127/2013, Dated: 31-04-2014.

I Registration of
The Applicant / Owner / Developer / 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

I 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 Registration of establishment and list of construction workers shall be displayed on the notice board and ensure the registration of establishment and workers working at construction site or work place.
II The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers to the Board.
III In any point of time the 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 construction workers in the labour camps / construction sites.
2.If any construction 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.Failure to abide by the above conditions mentioned in the labour welfare cess/construction worker is a must.
5.BBMP shall 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.

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.11
		VERSION DATE: 01/11/2018
PROJECT DETAIL		
Authority: BBMP		Plot use: Residential
Inward No:		Plot Sub-use: Plotted Res development
BBMP/Ad.Com./YLK/0210/20		
Application Type: Suvidha		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Planning Area: KATHANO- BEKKATIGATE
Nature of Sanction: Modify		Khata No. (as per Khata Extract): KATHANO- BEKATIGAT(1)
Location: Ring-III		Locality / Street of the property: KATHANO- BEKATIGATE, HABLI PHU HALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO-05
Building Line Specified as per Z.R. NA		
Zone: Yelahanka		
Ward: Ward-001		
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1213.00
NET AREA OF PLOT	(A-Deductions)	1213.00
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		756.10
Proposed Coverage Area (62.14 %)		753.50
Achieved Net coverage area (62.14 %)		714.00
Balance coverage area left (1.86 %)		40.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		2843.25
Additional F.A.R within Ring-I and II for amalgamated plot - 0		0.00
Allowable TDR Area (50% of Plot) FAR 1		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Plot for FAR area (2.25)		2729.25
Proposed FAR Area (2.24)		2716.00
Consumed FAR (1.79)		2170.00
Proposed FAR Area		2541.38
Balance FAR Area (2.22)		2541.38
Balance FAR Area (0.45)		2170.00
BUILT UP AREA CHECK		
Proposed BuiltUp Area		4152.00
Substructure Area Add in BUA Layout Lvl		0.00
Achieved BuiltUp Area		4152.00

Approval Date : 23/05/2020 5:09:22 PM

Payment Details

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/6333/CH/19-20	BBMP/6333/CH/19-20	9931.0	Online	990944787	05/03/2020 8:20:52 PM	-
	No	,	Amount (INR)		Remark		
	1	Scrutiny Fee	9931.0		-		

SCALE : 1:100

Color Notes

COLOR INDEX

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

Block :AA (BB)

Floor Name	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)						Proposed FAR Area (Sq.Mt.)		Total FAR Area (Sq.Mt.)	Tenement (No.)
		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	Commercial		
Terrace Floor	39.88	36.31	0.00	3.35	0.00	0.00	0.00	0.00	0.00	0.00	00
First Floor	817.62	0.00	3.35	3.35	82.46	0.00	0.00	728.46	0.00	728.46	09
Second Floor	817.62	0.00	3.35	3.35	82.46	0.00	0.00	728.46	0.00	728.46	09
Third Floor	817.62	0.00	3.35	3.35	82.46	0.00	0.00	728.46	0.00	728.46	09
Fourth Floor	739.29	0.00	3.35	3.35	81.46	0.00	0.00	650.08	45.65	650.13	01
Terrace Floor	941.79	0.00	6.70	0.00	0.00	70.24	805.85	0.00	0.00	0.00	00
Total :	4152.00	36.31	20.10	16.75	328.84	70.24	805.85	2785.06	45.65	2841.88	19
Total Number of Same Blocks :	1										
Total :	4152.00	36.31	20.10	16.75	328.84	70.24	805.85	2785.06	45.65	2841.88	19

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 3& 4 FLOOR PLAN	0.90 X 0.90 X 1 X 2	1.62	48.60
	1.10 X 0.15 X 1 X 2	0.33	
	1.20 X 2.35 X 1 X 2	5.64	
	0.60 X 3.35 X 1 X 2	4.02	
	0.60 X 1.35 X 1 X 2	1.62	
	0.60 X 2.35 X 1 X 2	2.82	
	0.60 X 0.90 X 1 X 2	1.08	
	0.60 X 3.35 X 1 X 2	4.02	
	0.60 X 4.35 X 1 X 2	5.22	
	0.60 X 0.90 X 1 X 2	1.08	
	0.60 X 1.35 X 1 X 2	1.62	
FIRST FLOOR PLAN	1.20 X 2.35 X 1 X 2	5.64	24.75
	1.10 X 0.15 X 1 X 1	0.17	
	1.20 X 2.35 X 1 X 1	2.82	
	0.60 X 3.35 X 1 X 1	2.01	
	0.60 X 1.35 X 1 X 1	0.81	
	0.60 X 2.35 X 1 X 1	1.41	
	0.60 X 0.90 X 1 X 1	0.54	
	0.60 X 4.35 X 1 X 1	2.61	
	1.00 X 4.35 X 1 X 1	4.35	
	1.00 X 3.35 X 1 X 1	3.35	
Total :			74.25

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	34	850.00	-	845.85
Visitors Car Parking	2	47.50	-	0.00
Total Car	36	897.50	-	845.85
Two/Bikes	-	50.00	-	0.00
Other Parking	-	-	-	432.24
Total :		426.29		917.25

FAR &Tenement Details

Block	No. of Same Blks	Dwelling Units	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tenement (No.)
			StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	Commercial		
AA (BB)	1	4152.00	36.31	20.10	16.75	328.84	70.24	805.85	2785.06	45.65	2841.88	19.00
Grand Total:	1	4152.00	36.31	20.10	16.75	328.84	70.24	805.85	2785.06	45.65	2841.88	19.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
AA (BB)	D3	0.75	2.10	64
AA (BB)	D1	0.90	2.10	38
AA (BB)	D2	1.00	2.10	38
AA (BB)	MD	1.05	2.10	26
AA (BB)	MD	1.07	2.10	12
AA (BB)	D3	1.10	2.10	14
AA (BB)	D1	1.12	2.10	20
AA (BB)	D3	1.20	2.10	21

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
AA (BB)	V	1.20	1.20	19
AA (BB)	V	1.00	1.20	12
AA (BB)	W	1.50	1.20	10
AA (BB)	W	1.80	1.20	10

UnBUA Table for Block :AA (BB)

FLOOR	Name	UnBUA Type	UnBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	AAC	SHOP	48.00	48.00	2	2
	Total:	-	48.00	48.00		
TYPICAL - 3& 4 FLOOR PLAN	SF 101	FLAT	63.61	63.61	5	18
	SF 102	FLAT	86.07	86.07	5	
	SF 103	FLAT	73.48	73.48	5	
	SF 104	FLAT	67.25	67.25	5	
	SF 105	FLAT	63.61	63.61	5	
	SF 106	FLAT	53.98	53.98	5	
	SF 107	FLAT	33.66	33.66	3	
	SF 108	FLAT	40.12	40.12	4	
	SF 109	FLAT	49.93	49.93	4	
FIRST FLOOR PLAN	SP-LF Add	FLAT	0.00	0.00	28	0
Total:	-	-	2014.20	2539.19	151	20

Required Parking(Table 7a)

Block Name	Type	Subtype	Area	Units		Car		
			Area or No. of Units	Reqd.	Proposed	Reqd./Unit	Reqd.	Provd.
AA (BB)	Residential	Plotted Res development	201-300 (SDU)	1	-	1	1	-
			2216.920 (SDU)	1	-	1	9	-
	Commercial	Small Shop	1.5	02	45.00	1	3	-
	Total :						24	32

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
AA (BB)	Residential	Plotted Res development	Bldg upto 11.5 mtr. Ht.	R

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 (YELAHANKA) on date:05/03/2020
vide lp number: BBMP/Ad.Com./YLK/1210/19-20 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: P. NARAYANASWAMY
Designation: Assistant Director Town Planning (GOTP)
Organization: BRUHAT BENGALURU MAHANAGARA PALIKE
Place: Yelahanka - 064

ASSISTANT DIRECTOR OF TOWN PLANNING (YELAHANKA)

BHRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Sri. P.V. MANJUNATH (BABU), Sri. K.N. MANJUNATH KATHANO-885/47/2&47/3, AMRUTHA HALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO-05.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
MALLU MADHUSUDHAN REDDY #2, LEVEL 2, SB COMPLEX, NEXT TO IYER SCHOOL, HMT MAIN ROAD, MATHIKERE. BCC/BL-3.6/E-4003/2014-15

PROJECT TITLE :
THE
MODIFIED PLAN OF THE PROPOSED COMMERCIAL & RESIDENTIAL APARTMENT BUILDING AT KATHANO- 885/47/2&47/3, AMRUTHA HALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO-07.

DRAWING TITLE : 1206161911-05-03-2020 10-54-45$_$BABU :: AA (BB) with BASEMENT, GF+2UF

SHEET NO : 1

User Defined Metric (2110.00 x 980.00MM)