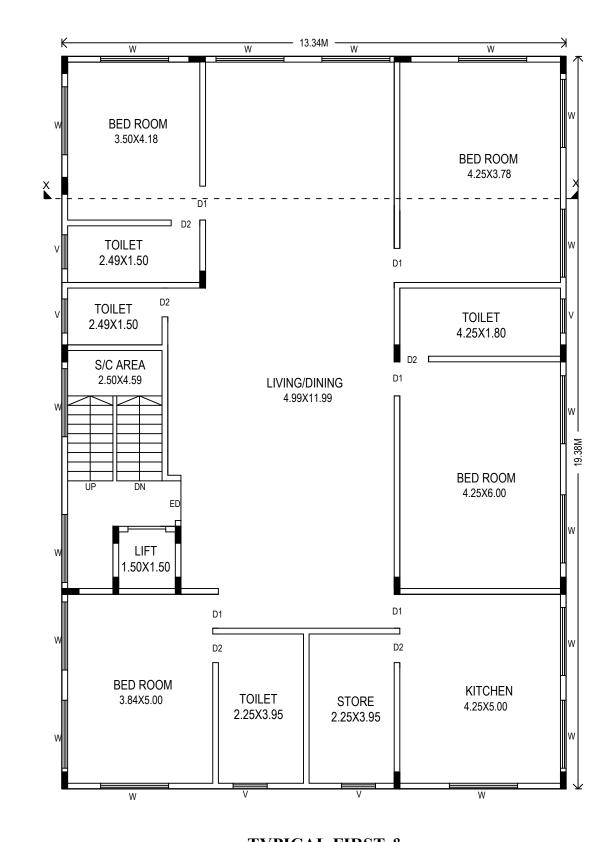
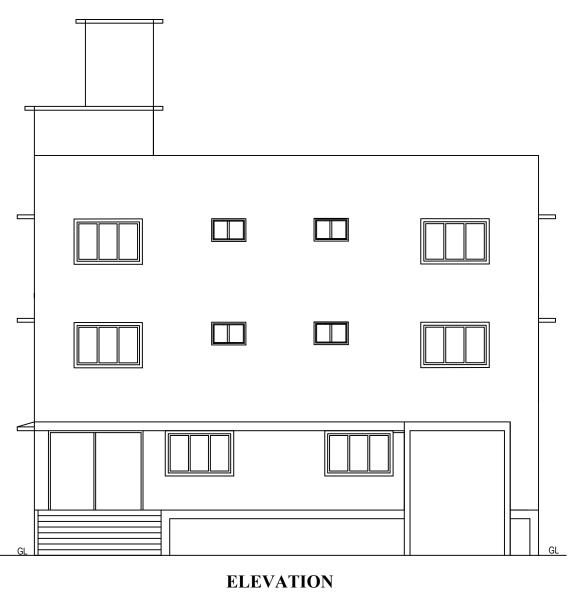
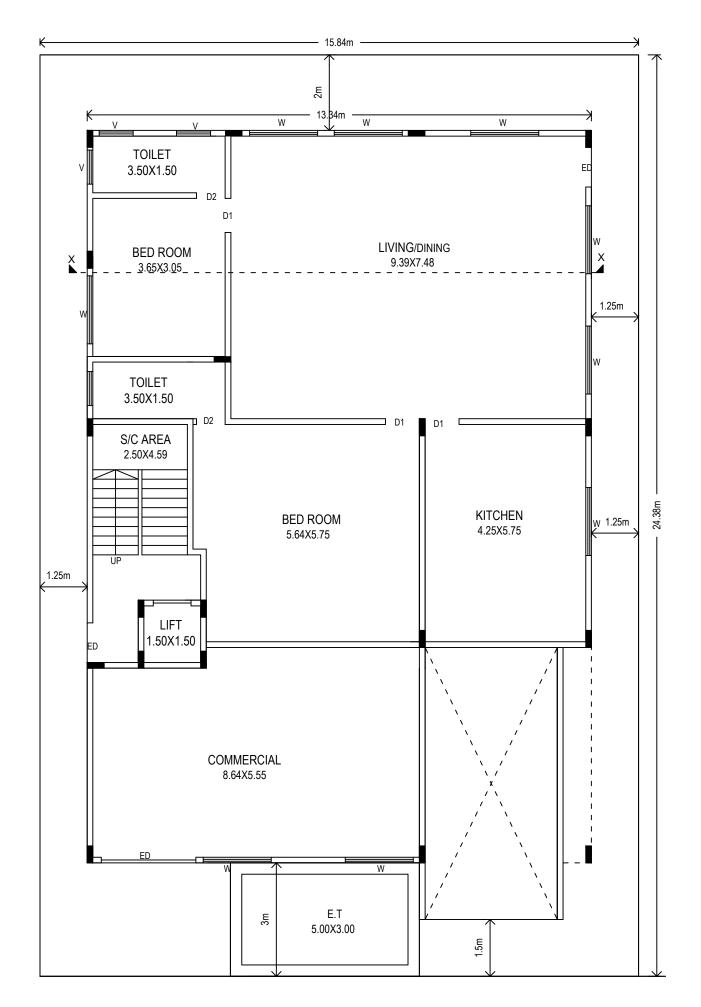


BASEMENT FLOOR PLAN

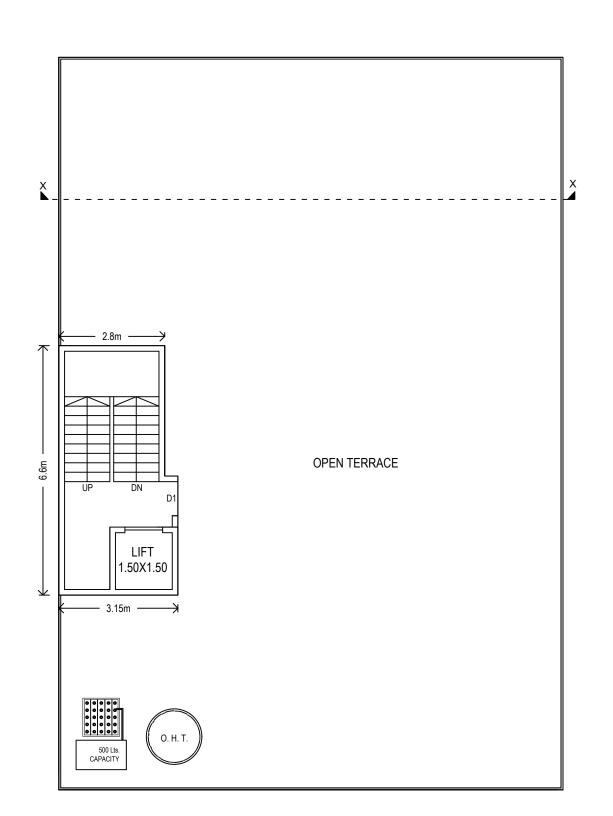




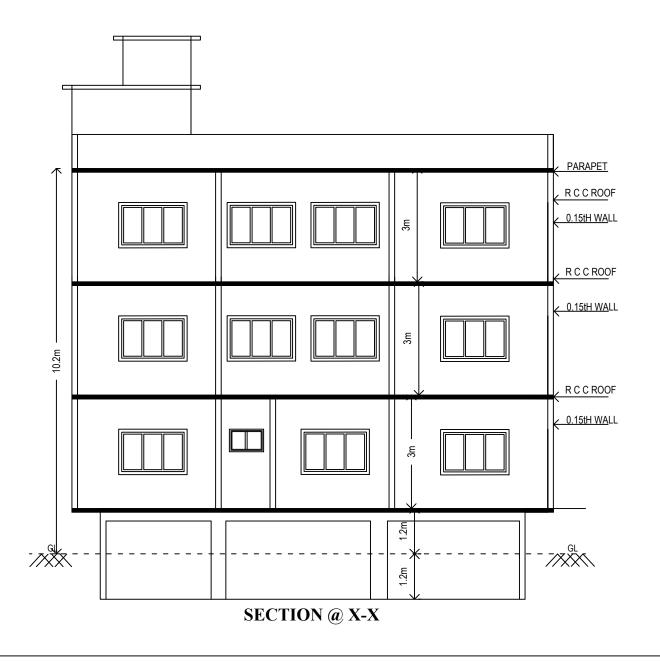


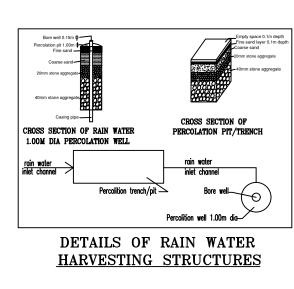


GROUND FLOOR PLAN



TERRACE FLOOR PLAN





Approval Condition :	31.Sufficient two wheeler parking shall be provided as per requirement.
This Plan Sanction is issued subject to the following conditions :	32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high structures which shall be got approved from the Competent Authority if necessary.
1.The sanction is accorded for.	33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnatak
a).Consisting of 'Block - AA (BB) Wing - AA-1 (BB) Consisting of BASEMENT, GF+1UF'.	Fire and Emergency Department every Two years with due inspection by the department regar condition of Fire Safety Measures installed. The certificate should be produced to the Corporati
2. The sanction is accorded for Plotted Resi development AA (BB) with Small Shop only. The use of	and shall get the renewal of the permission issued once in Two years.
the building shall not deviate to any other use.	34.The Owner / Association of high-rise building shall get the building inspected by empaneled
3.Car Parking reserved in the plan should not be converted for any other purpose.	agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's inst
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.	in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.	35. The Owner / Association of high-rise building shall obtain clearance certificate from the Elec Inspectorate every Two years with due inspection by the Department regarding working conditi
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.	Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get t renewal of the permission issued that once in Two years.
7. The applicant shall INSURE all workmen involved in the construction work against any accident	36.The Owner / Association of the high-rise building shall conduct two mock - trials in the buildir
/ untoward incidents arising during the time of construction.	, one before the onset of summer and another during the summer and assure complete safety in
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.	fire hazards.
The debris shall be removed and transported to near by dumping yard.	37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.	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 contraven
10. The applicant shall provide a space for locating the distribution transformers & associated	of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy
equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.	the BBMP.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for	38. The construction or reconstruction of a building shall be commenced within a period of two (2
installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.	years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall
25.	intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Saladula)// Further, the Ourses (Development Authority) and the function of the function
12. The applicant shall maintain during construction such barricading as considered necessary to	Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundati footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
prevent dust, debris & other materials endangering the safety of people / structures etc. in	39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall I
& around the site.	earmarked and reserved as per Development Plan issued by the Bangalore Development Auth
13.Permission shall be obtained from forest department for cutting trees before the commencement	40.All other conditions and conditions mentioned in the work order issued by the Bangalore
of the work.	Development Authority while approving the Development Plan for the project should be strictly
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The	adhered to
building license and the copies of sanctioned plans with specifications shall be mounted on	41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segreg
a frame and displayed and they shall be made available during inspections. 15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the	as per solid waste management bye-law 2016. 42.The applicant/owner/developer shall abide by sustainable construction and demolition waste
Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in	management as per solid waste management bye-law 2016.
the second instance and cancel the registration if the same is repeated for the third time.	43.The Applicant / Owners / Developers shall make necessary provision to charge electrical
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and	vehicles.
responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).	44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to
 The building shall be constructed under the supervision of a registered structural engineer. On completion of foundation or footings before erection of walls on the foundation and in the case 	Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for ever Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling
of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.	unit/development plan.
19.Construction or reconstruction of the building should be completed before the expiry of five years	45.In case of any false information, misrepresentation of facts, or pending court cases, the plan
from the date of issue of license & within one month after its completion shall apply for permission	sanction is deemed cancelled.
to occupy the building.	46.Also see, building licence for special conditions, if any.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the	Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
competent authority. 21.Drinking water supplied by BWSSB should not be used for the construction activity of the	(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
building.	1.Registration of
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained	Applicant / Builder / Owner / Contractor and the construction workers working in the
in good repair for storage of water for non potable purposes or recharge of ground water at all	construction site with the "Karnataka Building and Other Construction workers Welfare
times having a minimum total capacity mentioned in the Bye-law 32(a).	Board"should be strictly adhered to
23. The building shall be designed and constructed adopting the norms prescribed in National	9 The Applicant / Duildes / Ourses / Contractor should submit the Devictuation of establishment of
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.	2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment a list of construction workers engaged at the time of issue of Commencement Certificate. A copy
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the	same shall also be submitted to the concerned local Engineer in order to inspect the establishn
building.	and ensure the registration of establishment and workers working at construction site or work p
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.	3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of
26. The applicant shall provide at least one common toilet in the ground floor for the use of the	workers engaged by him. 4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction w
visitors / servants / drivers and security men and also entrance shall be approached through a ramp for	in his site or work place who is not registered with the "Karnataka Building and Other Construct
the Physically Handicapped persons together with the stepped entry.	workers Welfare Board".
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions	
vide SI. No. 23, 24, 25 & 26 are provided in the building.	Note :
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of	1 Accommodation shall be provided for patting up of polycial for investigation advection to the shift
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.	 Accommodation shall be provided for setting up of schools for imparting education to the child f construction workers in the labour camps / construction sites. List of children of workers shall be furnished by the builder / contractor to the Labour Departm
29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and	which is mandatory.
inorganic waste and should be processed in the Recycling processing unit k.g capacity	3.Employment of child labour in the construction activities strictly prohibited.
installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and	4. Obtaining NOC from the Labour Department before commencing the construction work is a m
2000 Sqm and above built up area for Commercial building).	5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
30. The structures with basement/s shall be designed for structural stability and safety to ensure for	6.In case if the documents submitted in respect of property in question is found to be false or
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	fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
and super subcure for the safety of the structure as well as helididuning diodeny. Dudiic toads and	

SCHEDULE OF BLOCK NAME	1			NOO
	NAME	LENGTH	HEIGHT	NOS
AA (BB)	D2	0.76	2.10	12
AA (BB)	D1	0.90	2.10	13
AA (BB)	ED	1.05	2.10	03
AA (BB)	ED	2.50	2.10	01
CHEDULE OF	JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
AA (BB)	V	1.00	1.80	18
AA (BB)	W	1.80	2.10	42

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.

UnitBUA Table	for Block :A	A (BB)				
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND	AA	OFFICE	46.30	46.30	1	2
FLOOR PLAN	GF1	FLAT	157.98	157.98	6	2
TYPICAL - 1& 2 FLOOR PLAN	FF2SF3	FLAT	230.21	230.21	11	2
Total:	-	-	664.70	664.70	29	4

	PLOT NO- 44	RW.H
PLOT NO- 26	1.25m	1.25m

SITE PLAN

FAR & Tenement Details

FAR & IE	enement De	etalis							
Block	No. of	Total Built Up		Ded	uctions (Are	a in Sq.n	nt.)		Prop Area
	Same Bldg	Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.
AA (BB)	1	1051.64	53.89	4.50	2.25	16.29	33.60	218.79	673.09
Grand Total:	1	1051.64	53.89	4.50	2.25	16.29	33.60	218.79	673.09

Parking Check (Table 7b)

	venicie Type	Re	eqa.	Achi	eve
		No.	Area (Sq.mt.)	No.	
	Car	6	82.50	5	
	Total Car	6	82.50	5	
	TwoWheeler	-	27.50	0	
	Other Parking	-	-	-	
	Total		110.00		

Required Parking(Table 7a)

Block	Туре	Subligg	Area	Ur	nits		Ca
Name	Type	SubUse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Rec
AA (BB)		Plotted Resi	50 - 225	1	-	1	1
	Residential	development	225.001 - 375	1	-	2	4
	Commercial	Small Shop	> 0	50	49.23	1	1
	Total :		-	-	-	-	6

Block USE/SUBL	JSE Details			
Block Name	Block Use	Block SubUse	Block Structure	Ble Ca
AA (BB)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	

Floor Name	Total Built Up Area		Ded	uctions (Are	a in Sq.m	it.)			osed FAR (Sq.mt.)
	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	Commercial
Terrace Floor	21.83	19.58	0.00	2.25	0.00	0.00	0.00	0.00	0.00
Second Floor	258.53	8.63	0.00	0.00	0.00	0.00	0.00	249.90	0.00
First Floor	258.53	8.63	0.00	0.00	0.00	0.00	0.00	249.90	0.00
Ground Floor	249.69	8.63	2.25	0.00	16.29	0.00	0.00	173.29	49.23
Basement Floor	263.06	8.42	2.25	0.00	0.00	33.60	218.79	0.00	0.00
Total:	1051.64	53.89	4.50	2.25	16.29	33.60	218.79	673.09	49.23
Total Number of Same Blocks :	1								
Total:	1051.64	53.89	4.50	2.25	16.29	33.60	218.79	673.09	49.23

Note: Earlier plan sanction vide L.P No.____ dated: ______ is deemed cancelled. The modified plans are approved in accorda approval by the Joint Commissioner (YELAHA vide lp number: BBMP/Ad.Com./YLK/0256/2 to terms and conditions laid down along with approval.

This approval of Building plan/ Modified plan date of issue of plan and building licence by ASSISTANT DIRECTOR OF TOWN

BHRUHAT BENGALURU MAH

		VERSION DATE: 08/09/2020				
aka A	PROJECT DETAIL: Authority: BBMP Inward No:	Plot Use: Residential				
ation E	BBMP/Ad.Com./YLK/0256/20-21 Application Type: General Proposal Type: Building Permission	Plot SubUse: Plotted Resi develop Land Use Zone: Residential (Main) Plot/Sub Plot No.: AT SITE NO- 25) 5,			
stalled are	Nature of Sanction: NEW Location: RING-III	Khata No. (As per Khata Extract): A Locality / Street of the property: AT M.C.H.S JAKKUR LAY OUT,ARK	KATHA NO- 23/25 SITE NO- 25, KA	THA NO- 23/25,	BANGALORE	
t the	Building Line Specified as per Z.R: NA Zone: Yelahanka	· · ·				
ling in respect of	Ward: Ward-005 Planning District: 304-Byatarayanapua AREA DETAILS:				SQ.MT	
pt	AREA OF PLOT (Minimum) NET AREA OF PLOT COVERAGE CHECK	(A) (A-Deductions)			386.1	18
(2)	Permissible Coverage area (Proposed Coverage Area (64	4.65 %)			251.0 249.6	68
all give	Achieved Net coverage area Balance coverage area left (FAR CHECK	0.35 %)			249.6 1.3	
l be	Permissible F.A.R. as per zo	I and II (for amalgamated plot -)			868.9 0.0 0.0	00
	Premium FAR for Plot within Total Perm. FAR area (2.25	Impact Zone (-)			0.0 868.9)0 90
e	Residential FAR (93.19%) Commercial FAR (6.81%) Proposed FAR Area				673.1 49.2 722.3	23
240	Achieved Net FAR Area (1.8 Balance FAR Area (0.38) BUILT UP AREA CHECK	87)			722.3	32
240	Proposed BuiltUp Area Substructure Area Add in BU	JA (Layout Lvl)			1051.6)8
	Achieved BuiltUp Area				1051.7	72
	pproval Date : 09/21/2020 1:28:5	57 PM				
	ayment Details Sr No. Challan	Receipt Amount (INR)	Payment Mode	Transaction	Payment Date	Remar
and	1 BBMP/10262/CH/20-21 BBN	Number 4581	Online	Number 10973672805	08/26/2020 4:47:23 PM	-
nof the	<u>No.</u>	Head Scrutiny Fee		Amount (INR) 4581	Remark -	
orker		N				
nust.	Color Notes COLOR INDE]
	PLOT BOUNDARY ABUTTING ROAD PROPOSED WORH	, K (COVERAGE AREA)				
sed FAR Total FAR (Sq.mt.) Area Tnmt Commercial (Sq.mt.) (No.)	EXISTING (To be d	etained)				
49.23 722.32 03 722.32 3.00						
I Area (Sq.mt.) 68.75		SCALE: 1:10	00			
Area (Sq.mt.)		SCALE : 1:10	00			
Area (Sq.mt.) 68.75 68.75 0.00 150.04		GPA HOLDER'S	00			
Area (Sq.mt.) 68.75 68.75 0.00 150.04	SIGNATURE OWNER'S A NUMBER & Sri. VIRENDER CHALAPATHI A	GPA HOLDER'S ODRESS WITH CONTACT NUM SINGH, G.P.A. HOLD NT SITE NO- 25, KATH OUT, ARKAVATHI LAY	ID /BER : ER D .V. VE A NO- 23 /2	25, M.C.H.		.ORE,
Area (Sq.mt.) 68.75 68.75 0.00 150.04 218.79 d. Prop. - - -	SIGNATURE OWNER'S A NUMBER & Sri. VIRENDER CHALAPATHI A JAKKUR LAY O WARD NO- 05. ARCHITECT /SUPERVIS MALLU MADHU	GPA HOLDER'S DDRESS WITH CONTACT NUM SINGH, G.P.A. HOLD T SITE NO- 25, KATH OUT, ARKAVATHI LAY VENGINEER OR 'S SIGNATU JSUDHAN REDDY #2, SCHOOL, HMT MAIN	ID //BER : ER D.V. VE /A NO- 23/2 OUT, YEL/	25, M.C.H. AHANKA , SB COMP	BANGAL	ORE,
68.75 68.75 0.00 150.04 218.79	SIGNATURE OWNER'S A NUMBER & Sri. VIRENDER CHALAPATHI A JAKKUR LAY O WARD NO- 05. ARCHITECT /SUPERVIS MALLU MADHU NEXT TO IYER BCC/BL-3.6/E-4	GPA HOLDER'S ODRESS WITH CONTACT NUM SINGH, G.P.A. HOLD AT SITE NO- 25, KATH OUT, ARKAVATHI LAY VENGINEER OR 'S SIGNATU JSUDHAN REDDY #2, SCHOOL, HMT MAIN 4003/2014-15	ID //BER : ER D.V. VE /A NO- 23/2 OUT, YEL/	25, M.C.H. AHANKA , SB COMP	BANGAL	ORE,
68.75 68.75 0.00 150.04 218.79	SIGNATURE OWNER'S A NUMBER & Sri. VIRENDER CHALAPATHI A JAKKUR LAY O WARD NO- 05. ARCHITECT /SUPERVIS MALLU MADHU NEXT TO IYER BCC/BL-3.6/E-4	GPA HOLDER'S ODRESS WITH CONTACT NUM SINGH, G.P.A. HOLD AT SITE NO- 25, KATH OUT, ARKAVATHI LAY VENGINEER OR 'S SIGNATU JSUDHAN REDDY #2, SCHOOL, HMT MAIN 4003/2014-15	ID //BER : ER D.V. VE A NO- 23/2 OUT, YEL/ VRE LEVEL 2, I ROAD, M	25, M.C.H. AHANKA , SB COMP ATHIKER	BANGAL LEX, E.	
68.75 0.00 150.04 218.79 218.79	SIGNATURE OWNER'S A NUMBER & Sri. VIRENDER CHALAPATHI A JAKKUR LAY O WARD NO- 05. ARCHITECT /SUPERVIS MALLU MADHU NEXT TO IYER BCC/BL-3.6/E-4	GPA HOLDER'S ADDRESS WITH CONTACT NUM SINGH, G.P.A. HOLD AT SITE NO- 25, KATH OUT, ARKAVATHI LAY VENGINEER OR 'S SIGNATU JSUDHAN REDDY #2, SCHOOL, HMT MAIN 4003/2014-15 E :	ID //BER : ER D.V. VE A NO- 23/2 OUT, YEL/ //RE LEVEL 2, //RE LEVEL 2, //ROAD, M	25, M.C.H. AHANKA , SB COMP ATHIKER	BANGAL LEX, E.	
68.75 68.75 0.00 150.04 218.79 1 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	SIGNATURE OWNER'S A NUMBER & Sri. VIRENDER CHALAPATHI A JAKKUR LAY O WARD NO- 05. ARCHITECT /SUPERVIS MALLU MADHU NEXT TO IYER BCC/BL-3.6/E-4 PROJECT TITLE HIPPLAN OF THE SITE NO- 25, KAT	GPA HOLDER'S ADDRESS WITH CONTACT NUM SINGH, G.P.A. HOLD AT SITE NO- 25, KATH OUT, ARKAVATHI LAY VENGINEER OR 'S SIGNATU JSUDHAN REDDY #2, SCHOOL, HMT MAIN 4003/2014-15 E: E PROPOSED RESIDE	ID //BER : ER D.V. VE A NO- 23/2 OUT, YELA //RE LEVEL 2, NROAD, M //// //RE LEVEL 2, NOAD, M //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// ///// //// ///// ///// ///// ///// ///// ///// ///// ///// ///// ///// //////	25, M.C.H. Ahanka , SB Comp Athikeri Athikeri Commer Ay Out,	BANGAL LEX, E.	
68.75 68.75 0.00 150.04 218.79	SIGNATURE OWNER'S A NUMBER & Sri. VIRENDER CHALAPATHI A JAKKUR LAY O WARD NO- 05. ARCHITECT /SUPERVIS MALLU MADHU NEXT TO IYER BCC/BL-3.6/E-4 PROJECT TITLE HIPPLAN OF THE SITE NO- 25, KAT	GPA HOLDER'S DDRESS WITH CONTACT NUM SINGH, G.P.A. HOLD T SITE NO- 25, KATH OUT, ARKAVATHI LAY /ENGINEER OR 'S SIGNATU JSUDHAN REDDY #2, SCHOOL, HMT MAIN 4003/2014-15 E : E PROPOSED RESIDER THA NO- 23/25, M.C.H.S OUT, YELAHANKA , BA	ID //BER : ER D.V. VE A NO- 23/2 OUT, YELA //RE LEVEL 2, NROAD, M //// //RE LEVEL 2, NOAD, M //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// //// ///// //// ///// ///// ///// ///// ///// ///// ///// ///// ///// ///// //////	25, M.C.H. Ahanka , SB Comp Athiker Athiker Commer Ay Out, E ,ward N	BANGAL LEX, E.	
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