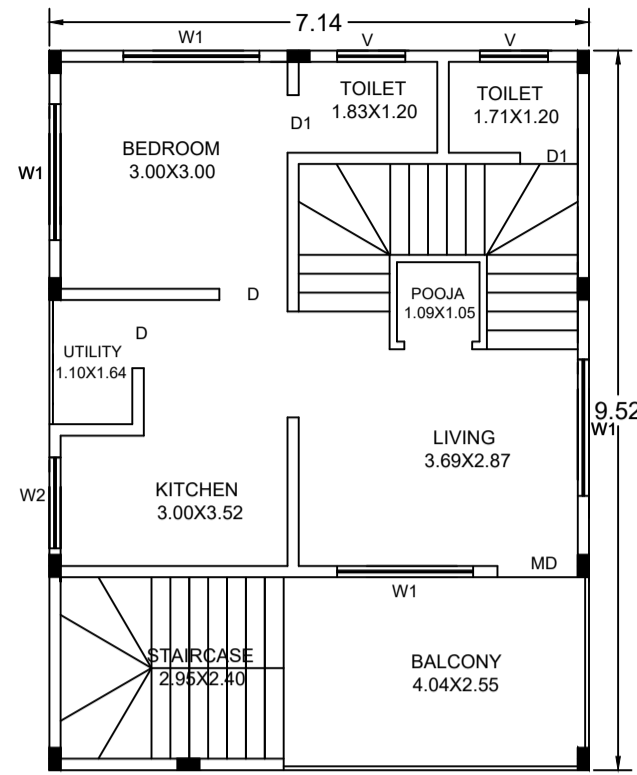
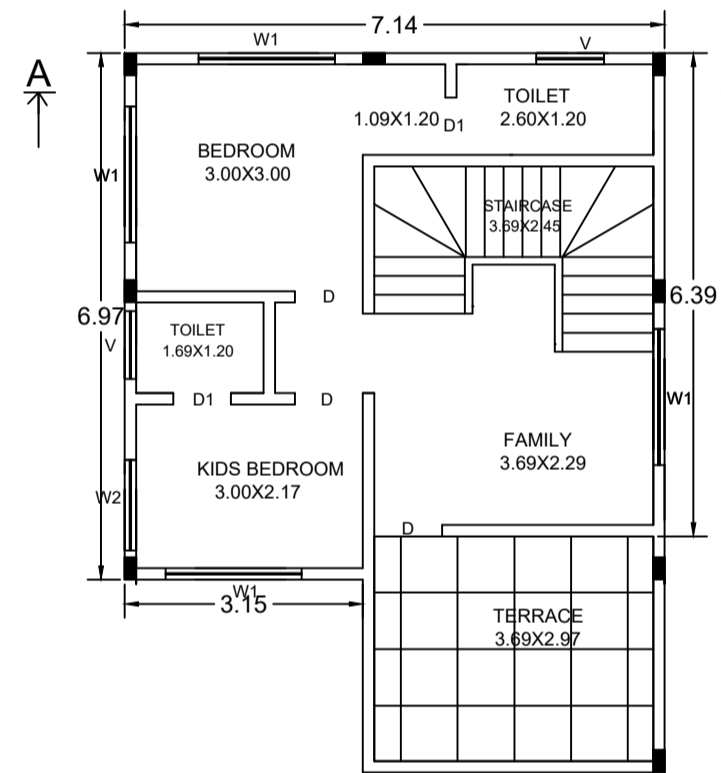
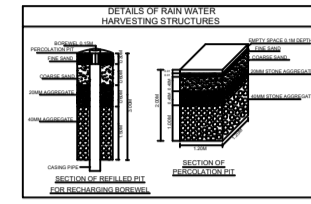


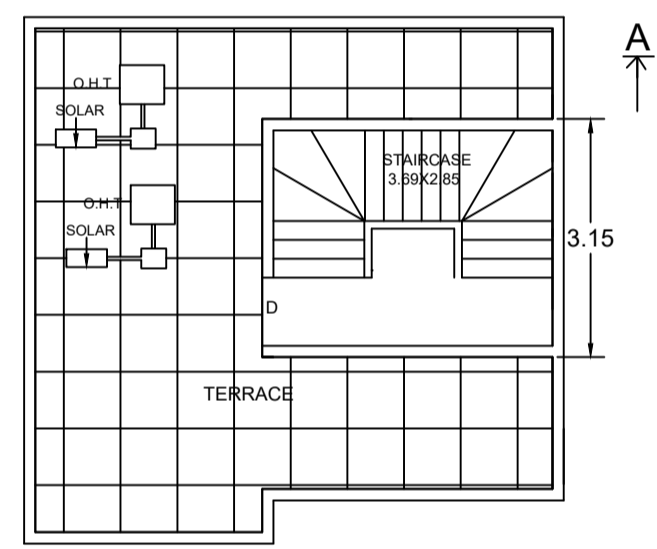
GROUND FLOOR PLAN



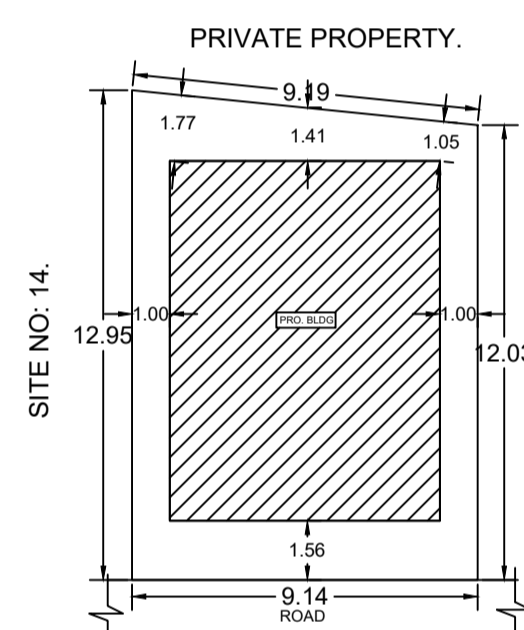
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- The sanction is accorded for a) Consisting of Block - A (W) Wing - A-1 (A) Consisting of GF+2UF. The sanction is accorded for Plotted Residential development A (A) only. The use of the building shall not deviate to any other use.
- 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 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.
- 34 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.
- 35 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.
- 36 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.
- 37 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 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.
- 38 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.
- 39 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.
- 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 solid waste and its segregation as per solid waste management bye-law 2016.
- 42 The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- 43 The Applicant / Builder / Owner / Contractor shall provide necessary provision to charge electrical vehicles.
- 44 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 Sqm of the FAR area as part 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 is deemed cancelled.
- 46 Also see, building licence for special conditions, if any Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaaga Hoodike) Letter No. LD/95/LET/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 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 engaged by him.
- 4.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 of 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.

Parking Check (Table 7b)

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
Two/Wheeler	-	13.75	0	0.00
Other Parking	-	-	-	5.53
Total		27.50		33.03

Block USE/SUBUSE Details

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

Required Parking (Table 7a)

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

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D1	0.76	2.10	02
A (A)	D	0.76	2.10	01
A (A)	D	0.90	2.10	06
A (A)	MD	1.06	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	V	1.20	2.10	03
A (A)	W1	1.80	2.10	23

UnitBUA Table for Block : A (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF	FLAT	28.67	28.67	4	1
FIRST FLOOR PLAN	SPLIT	FLAT	96.82	96.82	5	1
SECOND FLOOR PLAN	SPLIT	FLAT	0.00	0.00	3	0
Total:			125.49	125.49	12	2

- 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 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.
- 34.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.
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Color Notes

COLOR INDEX	
PLOT BOUNDARY	[Symbol]
ABUTTING ROAD	[Symbol]
PROPOSED WORK (COVERAGE AREA)	[Symbol]
EXISTING (To be retained)	[Symbol]
EXISTING (To be demolished)	[Symbol]

Block : A (A)

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.)
		StairCase	Parking			
Terrace Floor	12.57	12.57	0.00	0.00	0.00	00
Second Floor	47.54	6.83	0.00	40.71	40.71	00
First Floor	67.94	17.35	0.00	50.59	50.59	01
Ground Floor	67.94	6.24	33.03	28.67	28.67	01
Total:	195.99	42.99	33.03	119.97	119.97	02
Total Number of Same Blocks	1					
Total:	195.99	42.99	33.03	119.97	119.97	02

FAR & Tenement Details

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.)
			StairCase	Parking			
A (A)	1	195.99	42.99	33.03	119.97	119.97	02
Grand Total:	1	195.99	42.99	33.03	119.97	119.97	2.00

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 Assistant director of town planning (YELAHANKA) on date: 14/12/2020. Vide Ip number: _____ BBMP/Ad.Com./YLK/0518/20-2 subject to terms and conditions laid down along with this modified building plan approval.

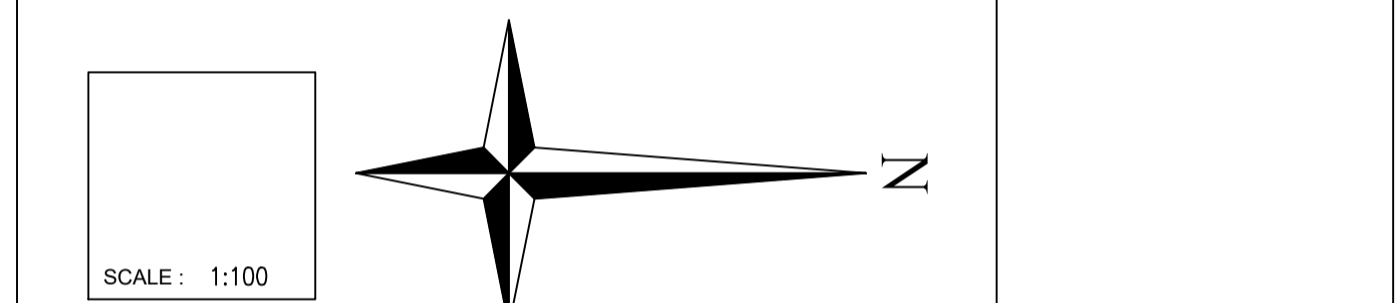
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

AREA STATEMENT (BBMP)		VERSION NO.:	1.0.16
		VERSION DATE:	10/11/2020
PROJECT DETAIL:			
Authority: BBMP	Plot Use: Residential		
Inward No: BBMP/Ad.Com./YLK/0518/20-21	Plot SubUse: Plotted Resi development		
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)		
Proposal Type: Building Permission	Plot/Sub Plot No.: 13		
Nature of Sanction: NEW	Khalat No. (As per Khalat Extract): 1998/181/7.8.9AP1/13		
Location: RING-III	Locality / Street of the property: KODIGEHALI VILLAGE, YELAHANKA HOBLI		
Building Line Specified as per Z.R: NA			
Zone: Yelahanka			
Ward: Ward-009			
Planning District: 304-Bataryanapura			
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	SQ.MT.	
NET AREA OF PLOT	(A-Deductions)	114.00	
COVERAGE CHECK			
Permissible Coverage area (75.00 %)	85.50		
Proposed Coverage Area (69.6 %)	67.94		
Achieved Net coverage area (59.6 %)	67.94		
Balance coverage area left (15.4 %)	17.56		
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (1.75)	199.50		
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 (1.75)	199.50		
Residential FAR (100.00%)	119.96		
Proposed FAR Area	119.96		
Achieved Net FAR Area (1.05)	119.96		
Balance FAR Area (0.70)	79.54		
BUILT UP AREA CHECK			
Proposed BuiltUp Area	195.99		
Achieved BuiltUp Area	195.99		

Approval Date : 12/14/2020 4:33:34 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/15436/CH/20-21	BBMP/15436/CH/20-21	9	Online	11669169537	11/23/2020 5:21:04 PM	-
No.		Head		Amount (INR)		Remark	
1		Scrutiny Fee		9		-	



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : B.L.SUDHEENDRA & LAKSHMI NARAYANAPPA KODIGEHALI VILLAGE, YELAHANKA HOBLI

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

KIRAN KUMAR DS NO:338, Talakavery layout, Amruthahalli, Bangalore-92, Mob:9538654099 e-4199/2016-17

PROJECT TITLE : PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO:13,KATHA NO:1998/181/7.8.9.AP1 /13,KODIGEHALI VILLAGE, WARD NO:09, BANGALORE.

DRAWING TITLE : 530318870-10-12-2020 06-56-39\$ _\$B L SUDHEENDRA :: A (A) with GF+2UF

SHEET NO : 1

YELAHANKA