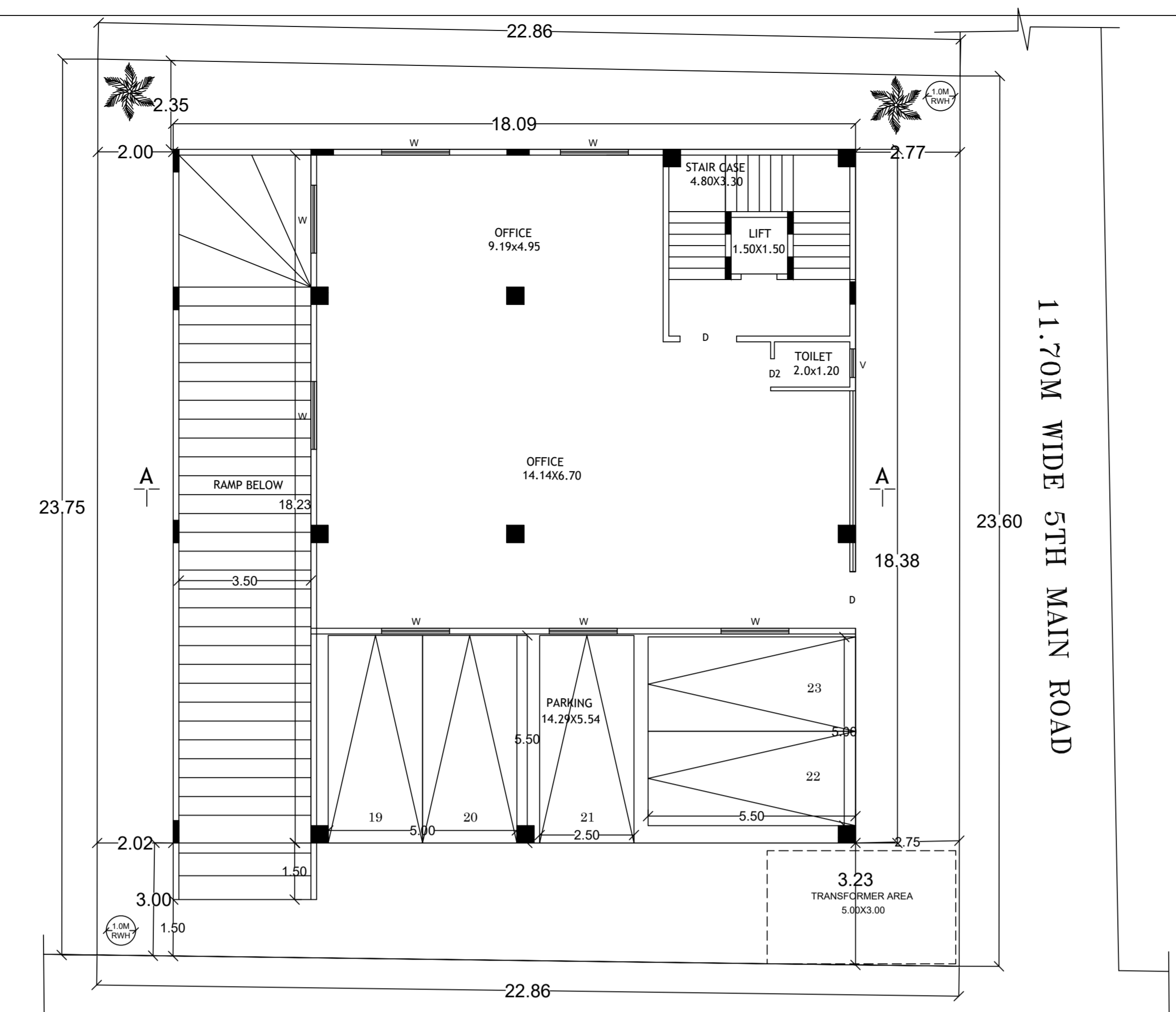


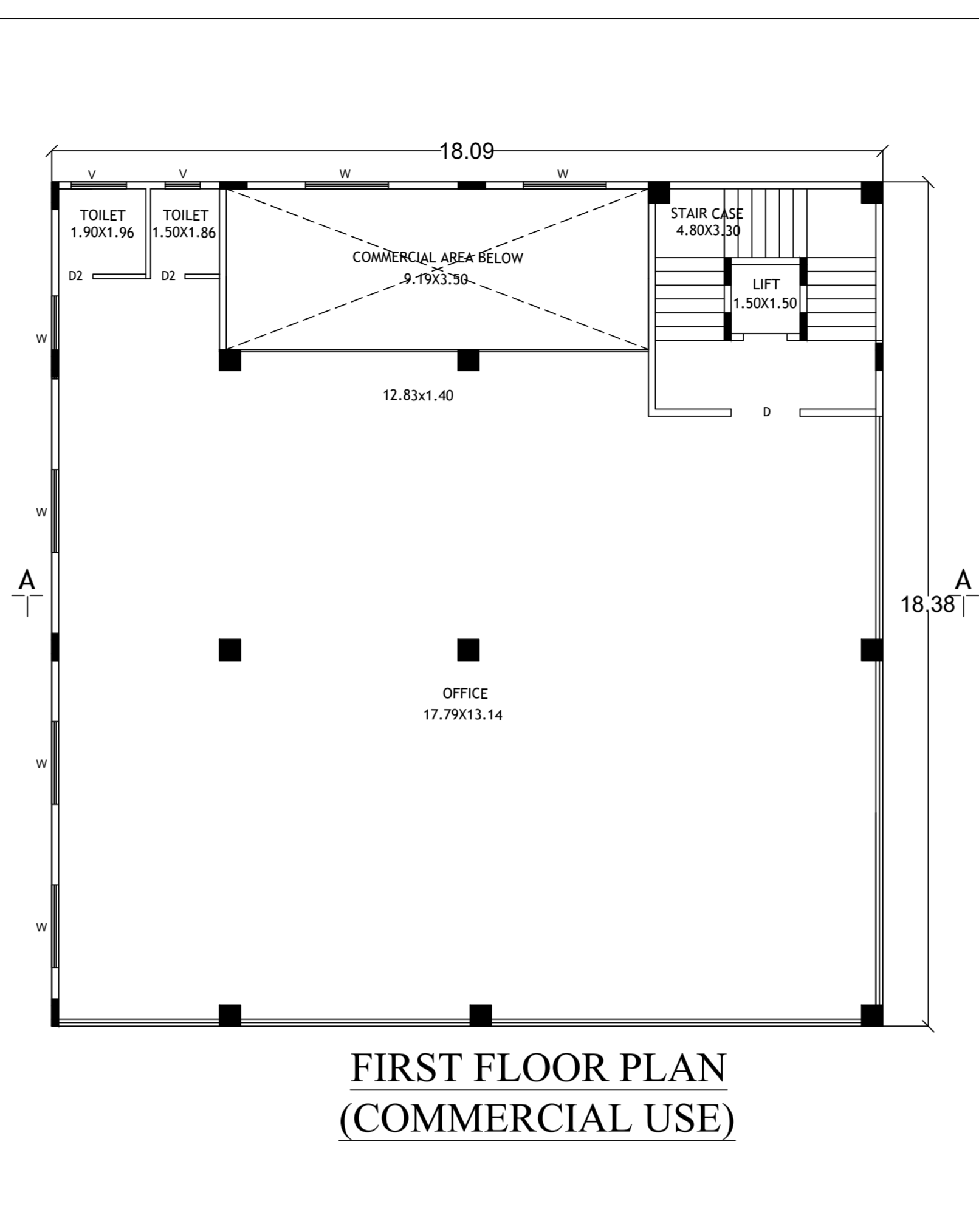
23.60M WIDE 27TH CROSS ROAD

BASEMENT FLOOR PLAN

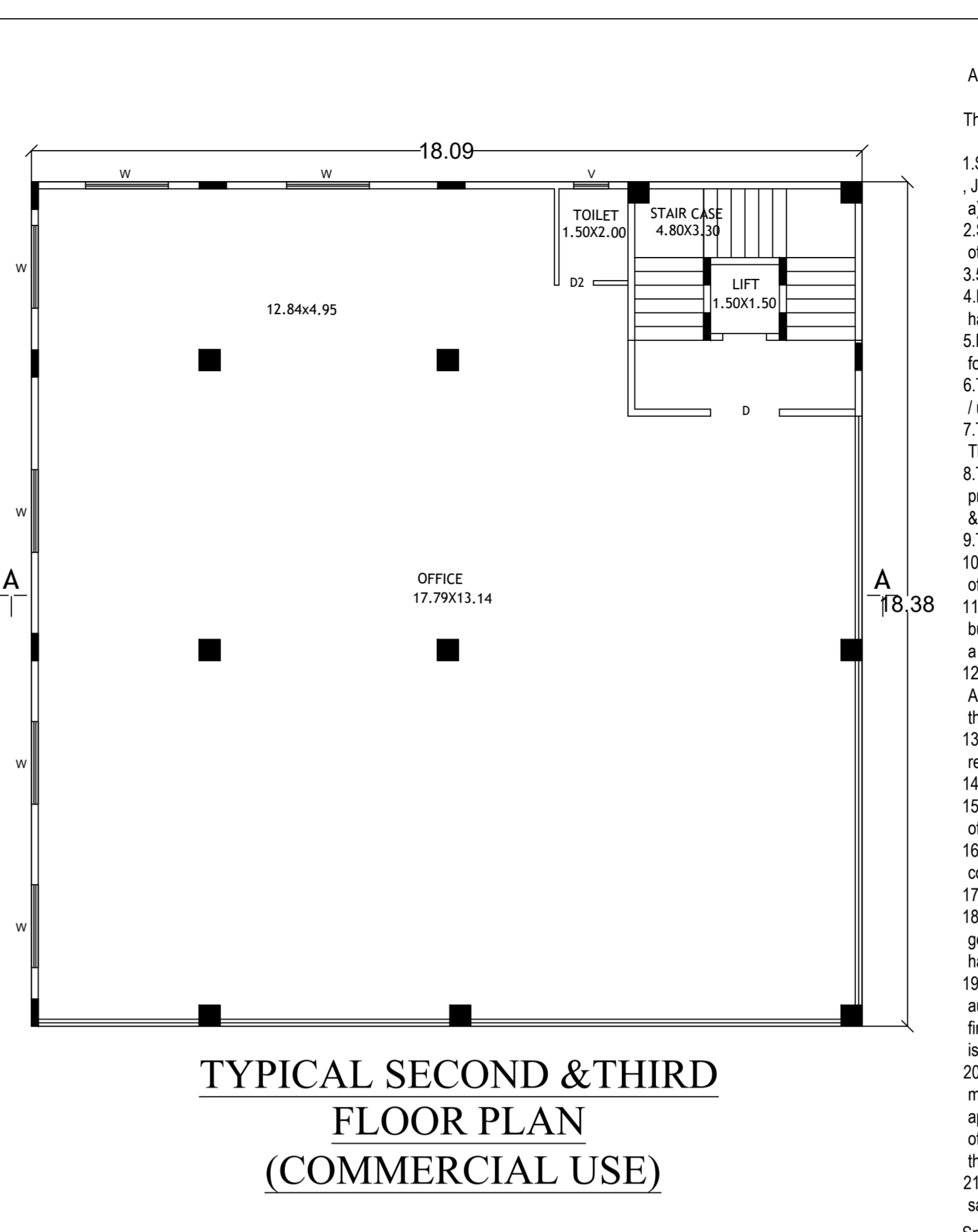


23.60M WIDE 27TH CROSS ROAD

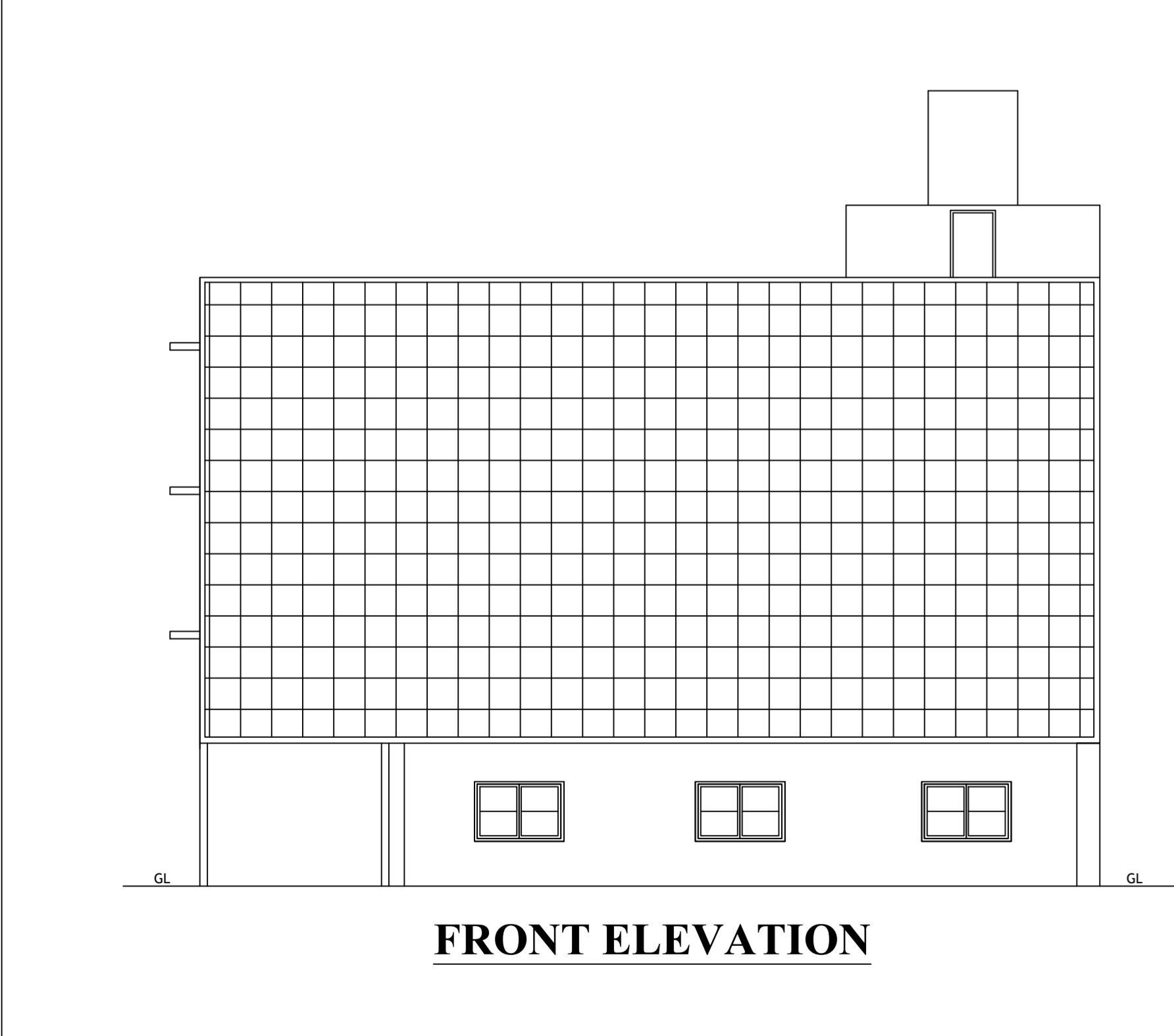
GROUND FLOOR PLAN (COMMERCIAL USE)



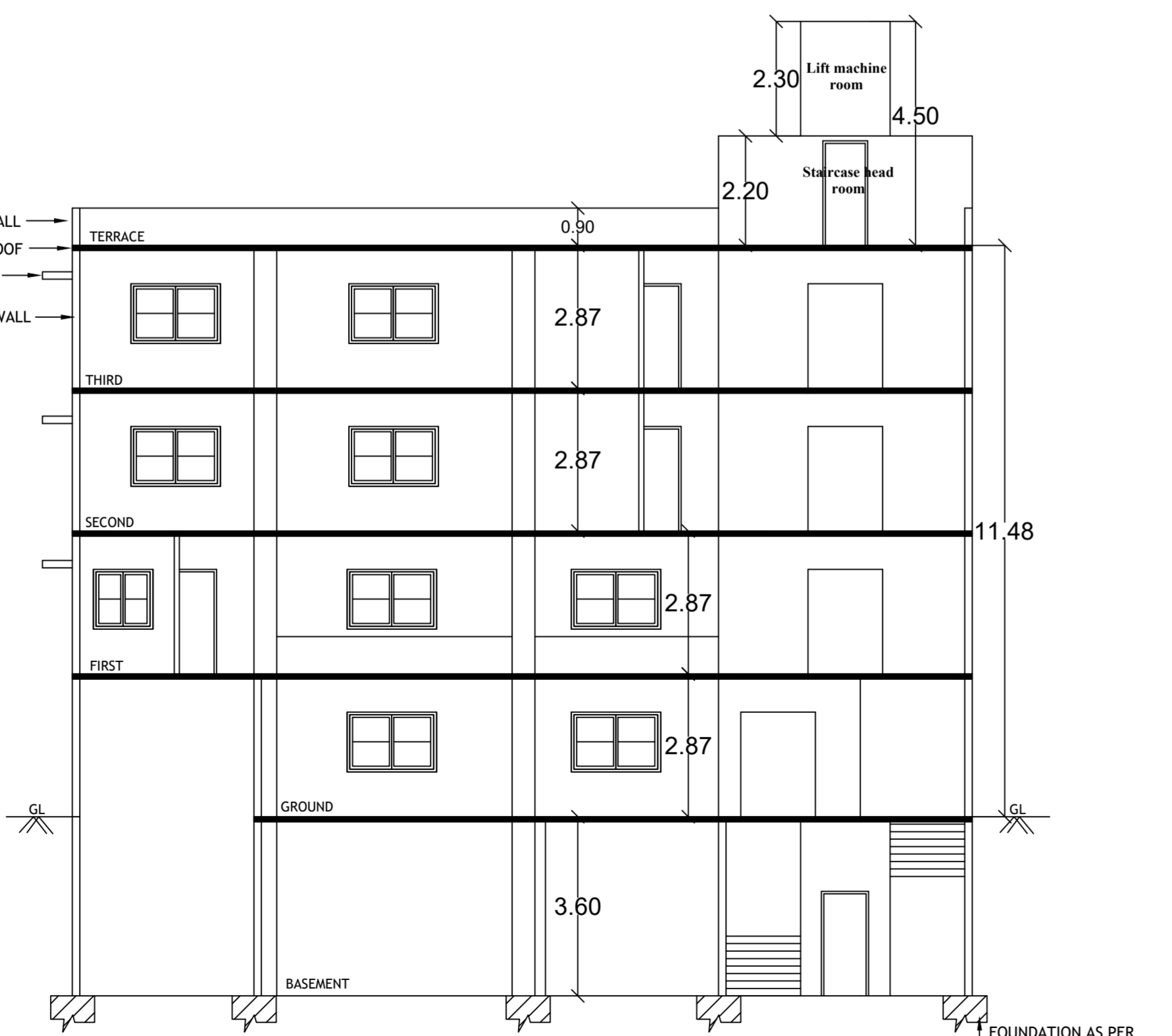
FIRST FLOOR PLAN (COMMERCIAL USE)



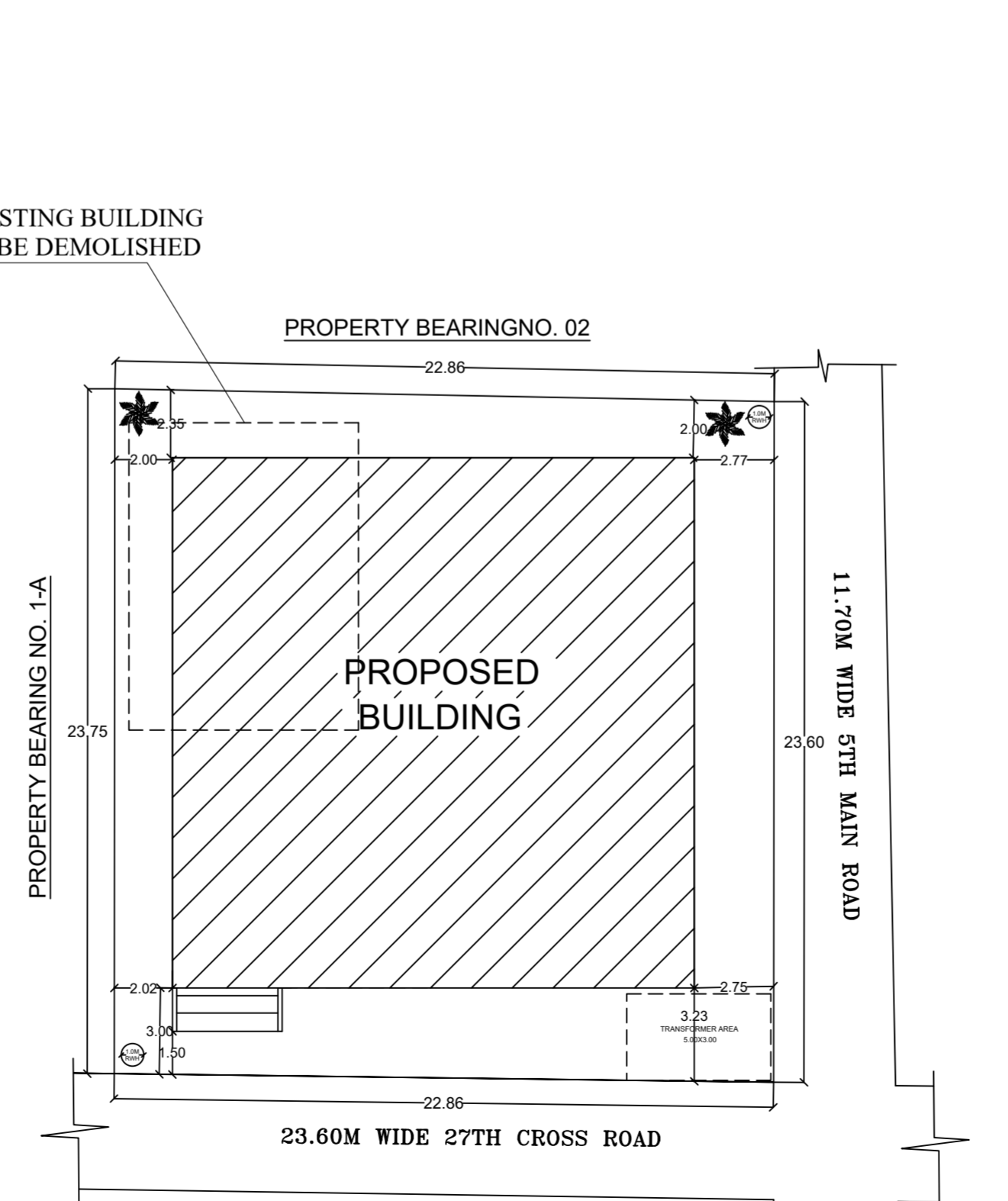
TYPICAL SECOND & THIRD FLOOR PLAN (COMMERCIAL USE)



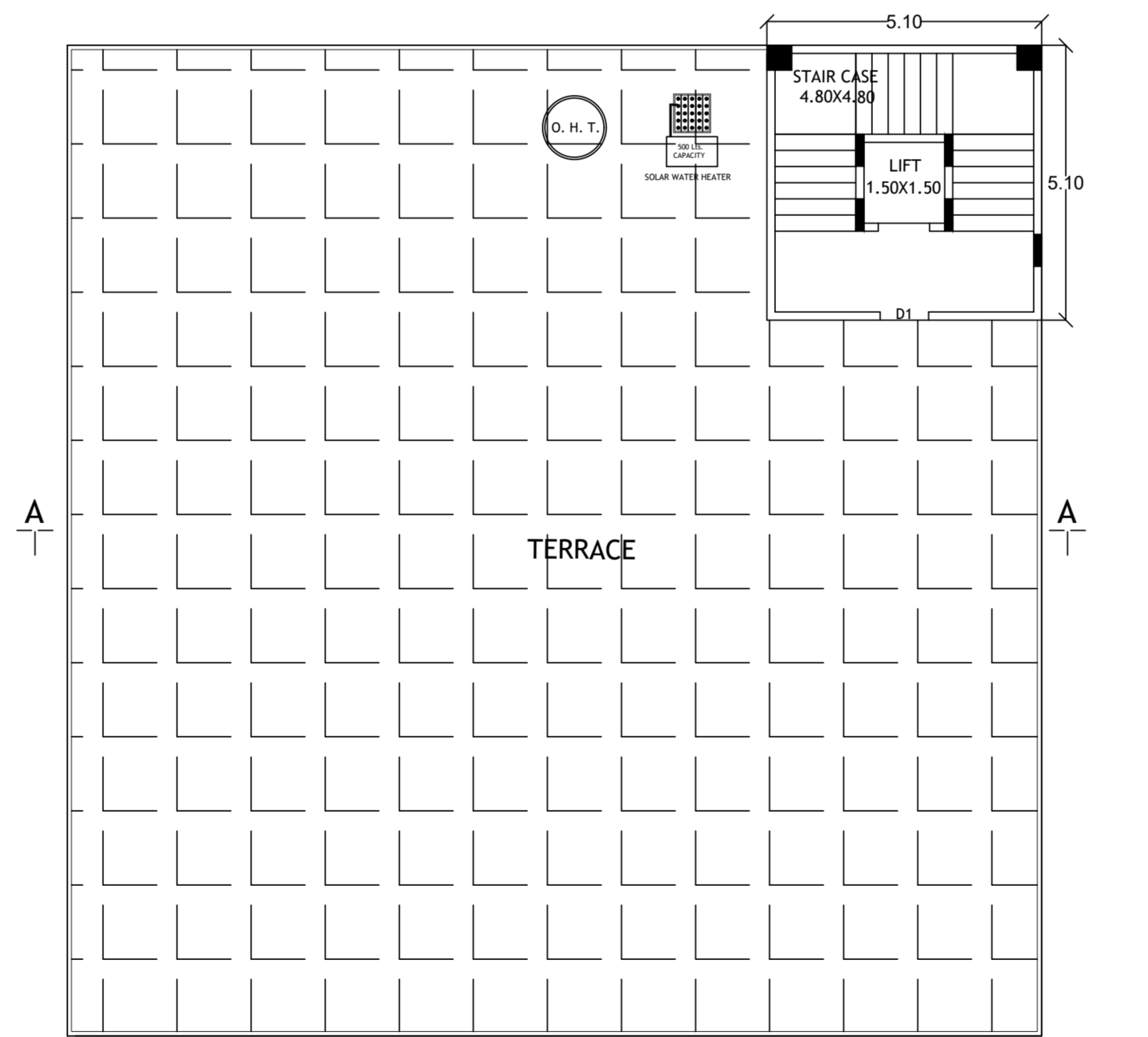
FRONT ELEVATION



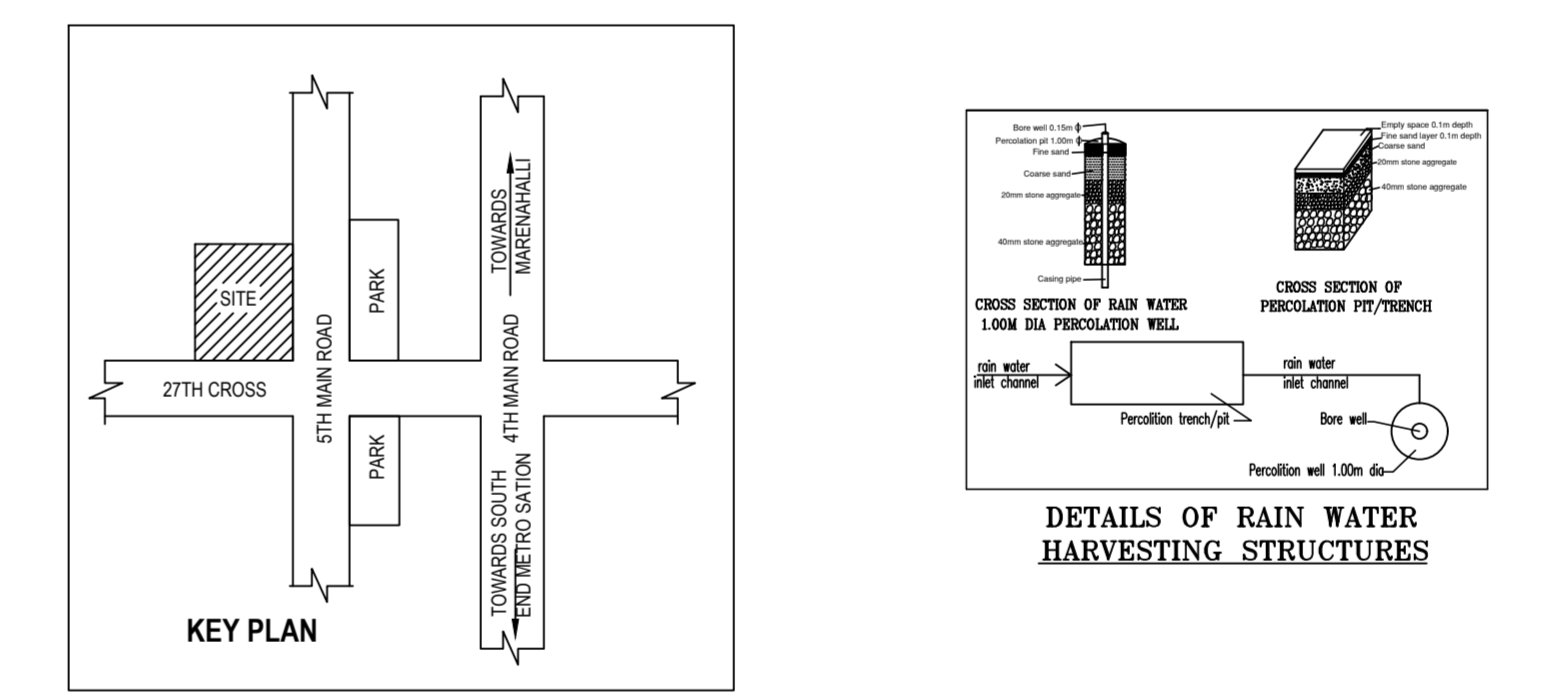
SECTION ON A-A



SITE PLAN (Scale 1:200)



TERRACE FLOOR PLAN



Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Rept.	Units	Prop.	Rept./Unit	Car	Rept.	Prop.
A1 (COMMERCIAL BUILDING)	Commercial	Business Office	> 0	50	1145.97	1	23	23	23	23
Total			-	-	-	-	-	23	23	23

Parking Check (Table 7b)

Vehicle Type	Rept.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	23	316.25	14	192.50
Two/Three/Car	23	316.25	9	123.75
Total Car	23	316.25	23	316.25
Other Parking	-	-	-	80.59
Total	-	316.25	-	396.84

Block A1 (COMMERCIAL BUILDING)

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	L/R Machine	Void	Ramp	Parking	Commercial			
Terrace Floor	28.26	26.01	0.00	2.25	0.00	0.00	0.00	0.00	0.00	0.00	
Third Floor	332.53	0.00	2.25	0.00	0.00	0.00	0.00	330.28	0.00	330.28	
Second Floor	332.53	0.00	2.25	0.00	0.00	0.00	0.00	330.28	0.00	330.28	
First Floor	332.53	0.00	2.25	0.00	32.16	0.00	0.00	298.12	0.00	298.12	
Ground Floor	332.52	0.00	2.25	0.00	63.81	0.00	79.16	187.30	0.00	187.30	
Basement Floor	434.28	0.00	2.25	0.00	101.75	317.68	0.00	12.60	12.60	12.60	
Grand Total	1792.65	26.01	11.25	2.25	95.97	101.75	396.84	1145.98	12.60	1158.58	

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	L/R Machine	Void	Ramp	Parking	Commercial			
A1 (COMMERCIAL BUILDING)	1	1792.65	26.01	11.25	2.25	95.97	101.75	396.84	1145.98	12.60	1158.58	
Grand Total	1	1792.65	26.01	11.25	2.25	95.97	101.75	396.84	1145.98	12.60	1158.58	

- Approval Condition :
- This Plan Sanction is issued subject to the following conditions :
- Sanction is accorded for the Commercial Building at 40, 27TH CROSS, 4TH BLOCK JAYANAGAR, BANGALORE, Bangalore.
 - Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.
 - 3.520/60 area reserved for car parking shall not be converted for any other purpose.
 - Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
 - Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
 - 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.
 - 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 License 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 in the case where he shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
 - 14 The building shall be constructed under the supervision of a registered structural engineer.
 - 15 On completion of foundation or erections of walls on the foundation and in the case of column structure before erecting the columns "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 authority will inform the same to the concerned registered 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 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 (Hosdagaahhookke) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
- 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 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.
 - THE OWNER / BUILDER SHOULD ENSURE THE REQUIRED SAFETY MEASURES WHILE EXCAVATION FOR BASEMENT/FOUNDATION AND CONSTRUCTING THE BASEMENT/ FOUNDATION/STILT AND UPPER FLOORS WITH REGARD TO THE STABILITY OF THE STRUCTURE. SAFETY OF THE NEIGHBOURS AND CONSTRUCTION LABOURERS. OWNER/BUILDER WILL BE HELD RESPONSIBLE. FOR ANY LAPSES IN THIS REGARD.

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (SOUTH) on date: 04/07/2019 vide Ip number: BBMP/Ad.Com./SUT/0222/19-20 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.

ASSISTANT DIRECTOR OF TOWN PLANNING (SOUTH)

BHRUHAT BENGALURU MAHANAGARA PALIKE

AREA STATEMENT (BBMP)		VERSION NO: 1.0.9	
PROJECT DETAIL:		VERSION DATE: 01/10/2018	
Authority: BBMP	Plot Use: Commercial		
Traced No: BBMP/Ad.Com./SUT/0222/19-20	Plot SubUse: Office		
Application Type: General	Land Use Zone: Residential (Mm) & Commercial Area		
Proposed Type: Building Permission	Practical No: 40/OLD NO. 11		
Nature of Sanction: New	PID No. (As per Khata Extract): 60-109-40		
Location: Ring-II	Locality / Street of the property: 27TH CROSS ROAD, 4TH BLOCK JAYANAGAR, BANGALORE.		
Building Line Specified as per Z.R. NA			
Zone: South			
Ward: Ward 168			
Planning District: 210-Jayanagar			
AREA DETAILS:		(A)	SQ.MT.
AREA OF PLOT (Minimum)			541.07
NET AREA OF PLOT (After Deductions)			541.07
COVERAGE CHECK:			
Permissible Coverage area (65.00 %)			351.69
Proposed Coverage Area (67.48 %)			332.52
Achieved Net coverage area (61.46 %)			332.52
Balance coverage area (4.54 %)			18.17
FAR CHECK:			
Permissible F.A.R. as per zoning regulation 2015 (2.25)			1217.41
Additional F.A.R. within Ring I and II (for amalgamated plot -)			0.00
Allowable TDR Area (60% of Perm FAR)			0.00
Allowable max. FAR For plot with 150 Mm radius of Metro station (-)			0.00
Total Perm. FAR area (2.25)			1217.41
Commercial FAR			1158.58
Proposed FAR Area			1158.58
Achieved Net FAR Area (2.14)			1158.58
Balance FAR Area (0.11)			58.83
BUILT UP AREA CHECK:			
Proposed BuiltUp Area			1792.65
Substructure Area Add in BUA (Layout Lvl)			15.00
Achieved BuiltUp Area			1807.65

Approval Date : 07/04/2019 2:34:39 PM

COLOR INDEX

Color	Meaning
Black	Plot Boundary
Red	Abutting Road
Blue	Proposed Work (Coverage Area)
Green	Existing (To be retained)
Yellow	Existing (To be demolished)

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A1 (COMMERCIAL BUILDING)	Commercial	Business Office	Bldg upto 11.5 mt. Ht.	R

SCHEDULE OF JOINERY:

Block Name	Name	LENGTH	HEIGHT	NOS
A1 (COMMERCIAL BUILDING)	D2	0.75	2.10	04
A1 (COMMERCIAL BUILDING)	D	1.50	2.10	06

SCHEDULE OF JOINERY:

Block Name	Name	LENGTH	HEIGHT	NOS
A1 (COMMERCIAL BUILDING)	W2	0.76	1.20	04
A1 (COMMERCIAL BUILDING)	W1	1.20	1.20	01
A1 (COMMERCIAL BUILDING)	W	1.80	1.20	45

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
CHANCHAL JAIN
NO-61/62, GOVINDAPPA ROAD, BASAVANAGUDI

ARCHITECT/ENGINEER/SUPERVISOR'S SIGNATURE
RAMESH S
#502, SMR ASTRA APARTMENT, 5TH CROSS, GAYATHRINAGAR
BCCBL-3.6/E-4350/18-19

PROJECT TITLE :
PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING ON PROPERTY NO- 40(OLD NO: 1), 27TH CROSS ROAD, 4TH BLOCK JAYANAGAR, BANGALORE, WARD NO-168(OLD NO: 60), PID NO-60-109-40.AFTER DEMANTLING THE EXISTING BUILDING.

DRAWING TITLE : CHANCHAL JAIN

SHEET NO : 1