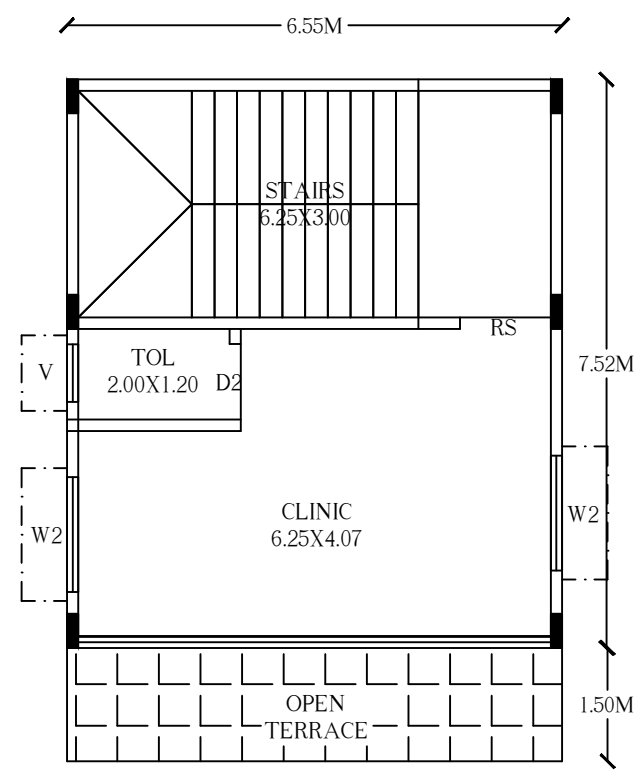
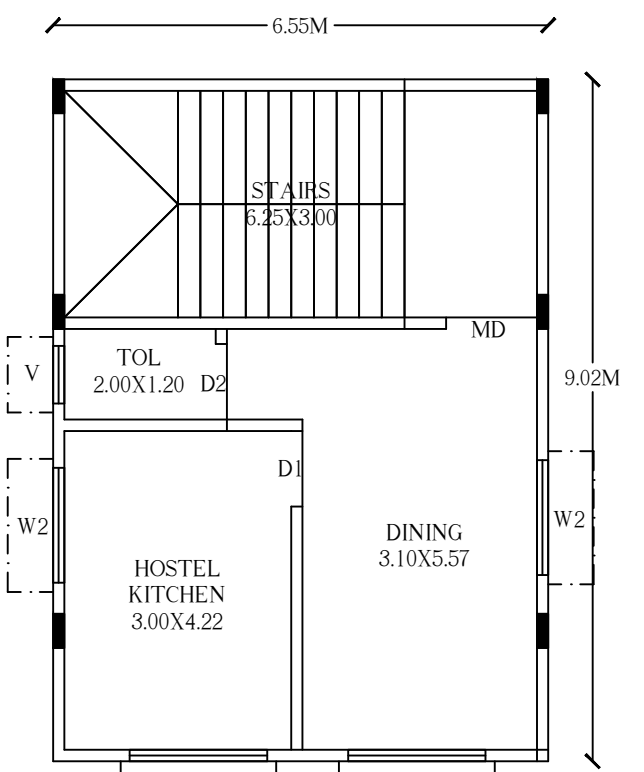


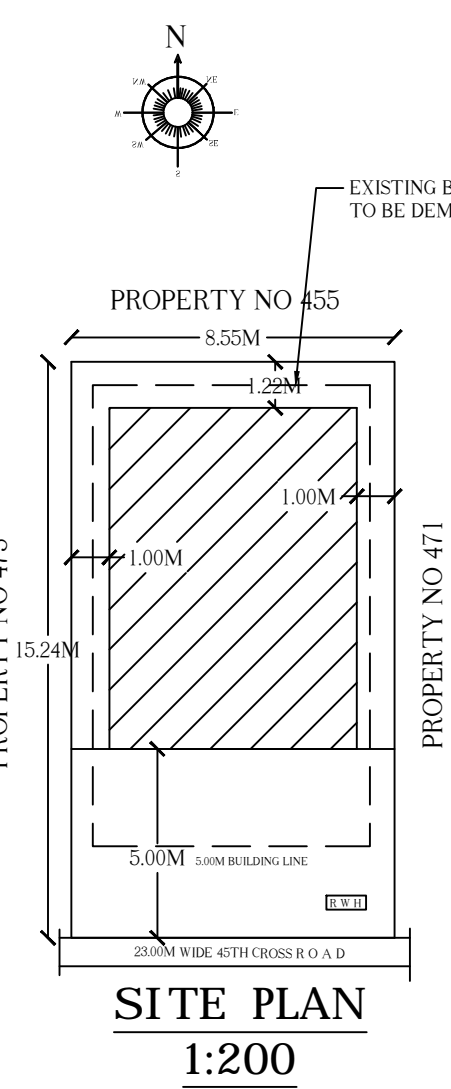
STILT FLOOR PLAN



GROUND FLOOR PLAN (COMMERCIAL USE)



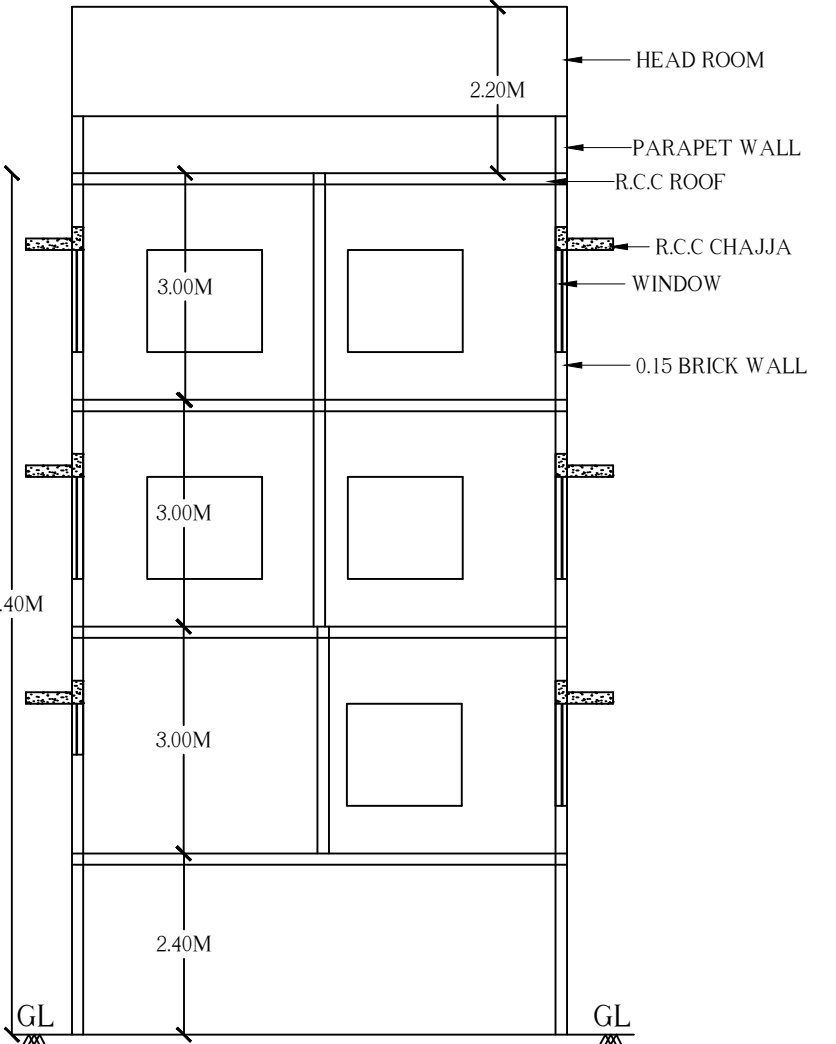
FIRST FLOOR PLAN (RESIDENTIAL HOSTEL USE)



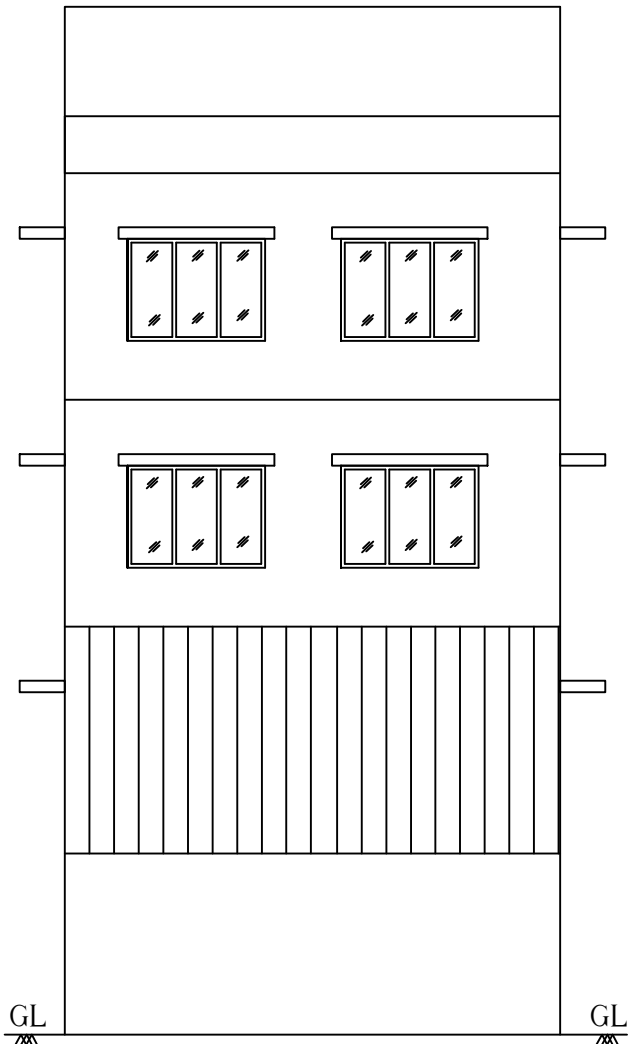
SITE PLAN 1:200

ಅಂತರ್ಜಾಲ ತಂತ್ರಾಂಶ ಮುಖಾಂತರ ನಕೆ ಮಂಜೂರಾತಿ ನೀಡಿದೆ. "ಸಾಮಾನ್ಯ ಪರವಾನಿಗೆ"

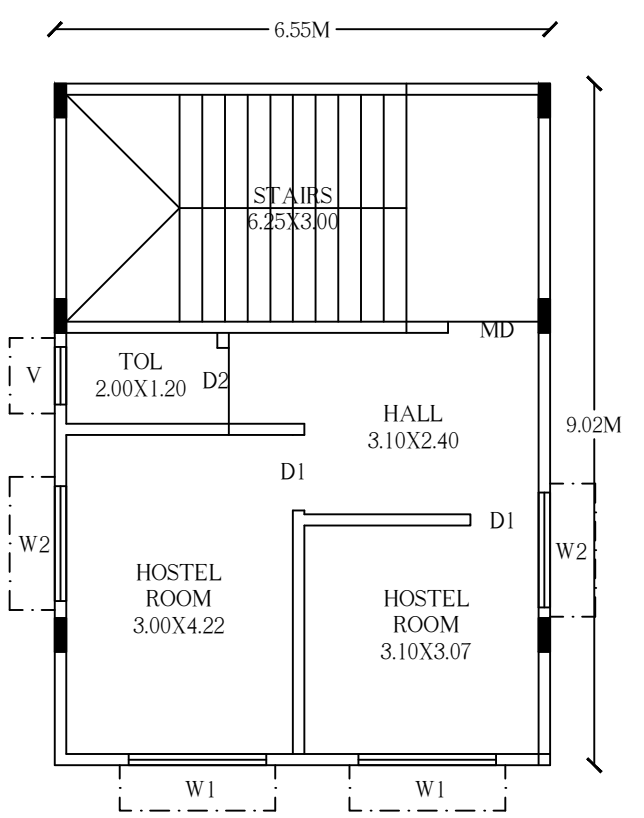
- NOTE:**
- 1) Plan Sanction is for STILT/GROUND/FIRST/SECOND AND TERRACE FLOORS Only
  - 2) This sanction will not regularise any unauthorised / illegal existing constructions (if any) made previously in the premises.
  - 3) STILT FLOOR is reserved for Car Parking Only & Shall not Convert for any other purpose
  - 4) Development charge towards increasing the capacity of water supply, sanitary and power mains has to be paid to BWSSB & BESCOM if any.
  - 5) Necessary ducts shall be provided for running telephone cable. Cubicles should be provided at ground level for postal service. Space for dumping garbage shall be provided in the premises.
  - 6) The applicant shall construct temporary toilets for the construction workers & the same should be demolished after the construction.
  - 7) The applicant shall insure all workers of the construction work, against any accident/ untoward incidents, arising during the time of the construction.
  - 8) The applicant shall not stock any building materials on the footpath or on the roads.
  - 9) The applicant/builder is prohibited from selling the setback area, open spaces and the common facility areas, which shall be kept free from encroachments and shall be accessible to all the tenants and occupants.
  - 10) The applicant shall plant atleast two trees in the premises.
  - 11) The permission should be obtained from forest department for cutting trees.
  - 12) The applicant shall provide at least one toilet in the Ground Floor for the use of the Visitors/Servants/Drivers and Security men. The Occupancy Certificate will be considered after ensuring the same in the building.
  - 13) Laying of foundation concrete and columns should commence only after obtaining "COMMENCEMENT CERTIFICATE" from the Bruhat Bangalore Mahanagara Palike after inspection from the competent authority.
  - 14) Sanction is Subject to Condition that a Separate place should be Provided by the Owner/s / Builders/Developers for storage of Garbage and the same should be Disposed off by the Owner / Builder/ Developers.
  - 15) The Registered Architect/ Engineers / Supervisor and the Owner should strictly adhere to the Sanctioned Number of vehicle parking. If violated, the sanctioned plan automatically stands cancelled/deemed to be withdrawn. 16) The Building should not be occupied without obtaining OCCUPANCY CERTIFICATE from the competent authority.
  - 17) FOUNDATION SHOULD BE DESIGNED TO TAKE UP THE ENTIRE LOAD OF THE PROPOSED BUILDING.



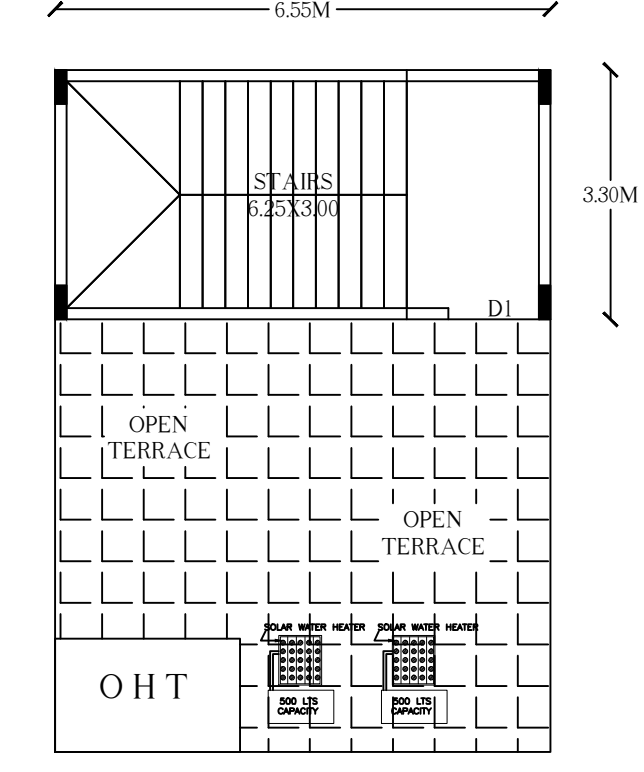
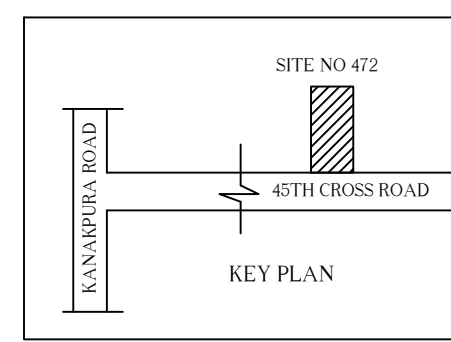
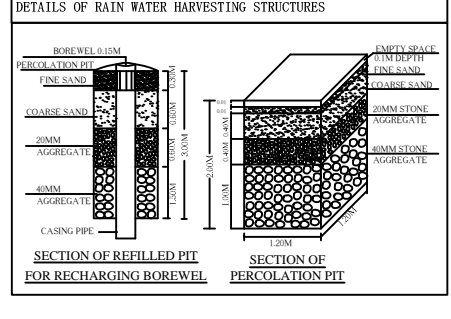
SECTION A-A



ELEVATION



SECOND FLOOR PLAN (RESIDENTIAL HOSTEL USE)



TERRACE FLOOR PLAN

- 18) ಈ ಸ್ಥಳದ ಮಾಲೀಕತ್ವದ ಬಗ್ಗೆ ಸರ್ಕಾರದಿಂದಾಗಲೀ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದಿಂದಾಗಲೀ, ಬೆಂಗಳೂರು ಜಲಮಂಡಳಿಯಿಂದಾಗಲೀ ಅಥವಾ ಬೇರೆ ಯಾರಿಂದಲಾದರೂ ತಕರಾರು ಬಂದಲ್ಲಿ, ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ಈ ಮಂಜೂರಾತಿ ನಕೆಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗುವುದು.
- 19) ಸ್ಥಳದ ಮಾಲೀಕರು ತಮ್ಮ ಕಟ್ಟಡಕ್ಕೆ ಪಡೆಯುವ ಕುಡಿಯುವ ನೀರಿನ ಸಂಪರ್ಕ / ಒಳಚರಂಡಿ / ವಿದ್ಯುತ್ ಸಂಪರ್ಕದ ಕೊಳವೆಗಳನ್ನು / ಕೆಬಲ್‌ಗಳನ್ನು ಕಟ್ಟುನಿಟ್ಟಾಗಿ ಚರಂಡಿಯ ತಳ ಭಾಗದಲ್ಲಿಯೇ ಕೊಂಡೊಯ್ಯುವುದು. ತಪ್ಪಿದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ ಕಾಯ್ದೆ 1976ರ ಅನ್ವಯ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.
- 20) ಸ್ಥಳದ ಮಾಲೀಕರು ತಮ್ಮ ನಿವೇಶನದಿಂದ/ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರು ಮತ್ತು ತ್ಯಾಜ್ಯ ನೀರನ್ನು ರಸ್ತೆಗೆ ಹೋಗದಂತೆ, ನಿವೇಶನದ ಮುಂಭಾಗದ ಚರಂಡಿಗೆ ಮೇಲ್ಭಾಗದಲ್ಲಿ ಕಬ್ಬಿಣದ ಗ್ರೇಟಿಂಗ್ ಅಳವಡಿಸಿ ಕಟ್ಟುನಿಟ್ಟಾಗಿ ನೀರನ್ನು ಚರಂಡಿಗೆ ಹೋಗಲು ಅನುವು ಮಾಡಿಕೊಡುವುದು. ತಪ್ಪಿದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ ಕಾಯ್ದೆ 1976ರ ಪ್ರಕಾರ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.
- 21) ಉದ್ದೇಶಿತ ಯೋಜನೆಯಲ್ಲಿ ಕಾರ್ಮಿಕ ನಿರ್ವಹಿಸುವ ಕಾರ್ಮಿಕರನ್ನು ಕಾರ್ಮಿಕ ಇಲಾಖೆಯ ಕಾರ್ಮಿಕ ಅಧಿಕಾರಿಗಳ ಕಛೇರಿಯಲ್ಲಿ ಕಡಾಯವಾಗಿ ನೋಂದಾಯಿಸತಕ್ಕದ್ದು.
- 22) The Building & Other Construction Workers (Regulation of Employment & Conditions of Service) Central Rules 1998 ರ ಭಾಗ - 3 ರ ಅರೋಗ್ಯ ಮತ್ತು ಸುರಕ್ಷತೆಯ ಅಧ್ಯಾಯ 7 ರಿಂದ 25 ರಲ್ಲಿನ ಕುರಿತು ಇರುವ ನಿಯಮಗಳನ್ನು ಪಾಲಿಸತಕ್ಕದ್ದು. ಕಾರ್ಮಿಕ ಕಲ್ಯಾಣ ಇಲಾಖೆಯಿಂದ ನಿಗದಿಪಡಿಸಲಾಗಿರುವ ಸುರಕ್ಷತೆಯ ಕ್ರಮಗಳನ್ನು ತಪ್ಪದೇ ಅಳವಡಿಸುವುದು. ತಪ್ಪಿದಲ್ಲಿ ಕಾನೂನು ರೀತ್ಯಾ ಪರವಾನಗಿಯನ್ನು ತಕ್ಷಣದಿಂದ ಹಿಂತೆಗೆಯಲಾಗುವುದು.
- 23) ಸ್ಥಳದ ಮಾಲೀಕರು ತಮ್ಮ ನಿವೇಶನದಿಂದ / ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರನ್ನು ಸಂರಕ್ಷಿಸಿ ಮಳೆ ನೀರಿನ ಕೊಯ್ಲು ಪದ್ಧತಿಯನ್ನು ಕಡಾಯವಾಗಿ ಅಳವಡಿಸುವುದು ಮತ್ತು ತ್ಯಾಜ್ಯ ನೀರನ್ನು ರಸ್ತೆಗೆ ಹೋಗದಂತೆ, ನಿವೇಶನದ ಮುಂಭಾಗದ ಚರಂಡಿಗೆ ಮೇಲ್ಭಾಗದಲ್ಲಿ ಕಬ್ಬಿಣದ ಗ್ರೇಟಿಂಗ್ ಅಳವಡಿಸಿ ಕಟ್ಟುನಿಟ್ಟಾಗಿ ನೀರನ್ನು ಚರಂಡಿಗೆ ಹೋಗಲು ಅನುವು ಮಾಡಿಕೊಡುವುದು. ತಪ್ಪಿದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ ನಿಯಮಾವಳಿ 1976ರ ಪ್ರಕಾರ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.

24) 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.

THIS PLAN STANDS VALID, ONLY AFTER DISMANTLING THE EXISTING BUILDING AS SHOWN IN THIS DRAWING.

Office of the Additional / Joint Commissioner (South) (Bruhat Bangalore Mahanagara Palike)

LP No: **Ad.com/SUT /0664/18-19**

Valid From \_\_\_\_\_ to \_\_\_\_\_.

for two years, sanctioned as per plan / as corrected in green.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W2	1.20	1.20	03
A (A)	W1	2.00	1.20	22

Block :A (A)

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	Parking	Resi.	Commercial		
Terrace Floor	21.62	21.62	0.00	0.00	0.00	0.00	0.00
Second Floor	59.08	0.00	0.00	59.08	0.00	0.00	59.08
First Floor	59.08	0.00	0.00	59.08	0.00	0.00	59.08
Ground Floor	49.26	0.00	0.00	49.26	0.00	0.00	49.26
Stilt Floor	59.08	0.00	45.58	0.00	0.00	13.50	13.50
Total:	248.12	21.62	45.58	118.16	49.26	13.50	180.92

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D2	1.00	2.10	03
A (A)	D1	1.10	2.10	04
A (A)	RS	1.20	2.10	01

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	Parking	Resi.	Commercial		
A (A)	1	248.12	21.62	45.58	118.16	49.26	13.50	180.92
Grand Total:	1	248.12	21.62	45.58	118.16	49.26	13.50	180.92

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9
PROJECT DETAIL:	VERSION DATE: 01/11/2018
Authority: BBMP	Plot Use: Commercial & Residential
Inward No: BBMP/Ad.Com./SUT/0664/18-19	Plot SubUse: Small Shop & Hostel
Application Type: General	Land Use Zone: Residential Main / Commercial Axes
Proposal Type: Building Permission	Plot/Sub Plot No.: 25 (OLD NO 472)
Nature of Sanction: New	Khata No. (As per Khata Extract): 25
Location: Ring-II	PID No. (As per Khata Extract): 58-96-25
Building Line Specified as per Z.R. NA	Locality / Street of the property: 45TH CROSS ROAD, 8TH BLOCK JAYANAGAR, BANGALORE.

Ward: Ward-179	
Planning District: 211-Banashankari	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 130.30
NET AREA OF PLOT	(A-Deductions) 130.30
COVERAGE CHECK	
Permissible Coverage area (75.00 %)	97.72
Proposed Coverage Area (45.34 %)	59.08
Achieved Net coverage area ( 45.34 %)	59.08
Balance coverage area left ( 29.66 %)	38.64
FAR CHECK	
Permissible F.A.R as per zoning regulation 2015 ( 1.75 )	228.02
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. F.A.R Plot within 150 Mtr radius of Metro station ( - )	0.00
Total Perm. FAR area ( 1.75 )	228.02
Residential FAR	131.66
Commercial FAR	49.26
Proposed FAR Area	180.92
Achieved Net FAR Area ( 1.39 )	180.92
Balance FAR Area ( 0.36 )	47.10
BUILT UP AREA CHECK	
Proposed BuiltUp Area	248.12
Achieved BuiltUp Area	248.12

COLOR INDEX

PLOT BOUNDARY	
EXISTING STREET	
PERM. BUILDING LINE	
EXISTING (To be retained)	
EXISTING (To be demolished)	
PROPOSED	
ARCH / ENGG / SUPERVISOR (Regd)	OWNER SIGN
1) DR.YOGESH KISHORKANT PITHWA	
2) DR.DEEPA YOGESH PITHWA	
OWNER'S NAME:	OWNER'S SIGN
DR.YOGESH KISHORKANT PITHWA & DR.DEEPA YOGESH PITHWA	

PROJECT DESCRIPTION:

PLAN SHOWING THE PROPOSED RESIDENTIAL HOSTEL AND COMMERCIAL (ANCILLARY USE (OFFICE)-AREA LESS THAN 50 SQM) BUILDING ON PROPERTY NO: 25 (OLD NO 472), 45TH CROSS ROAD, 8TH BLOCK JAYANAGAR, BANGALORE. WARD NO 179 (OLD NO 58). PID NO 58-96-25. AFTER DISMANTLING THE EXISTING BUILDING

ARCHITECT:	ARCHITECT SIGN:			
LAKSHMIKANTHA S				
JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A)	Residential	Hostel no. of Rooms	Bldg upto 11.5 mtr. Ht.	R
	Commercial	Shop		

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (A)	Residential	Hostel	> 0	10	-	1	1	1
	Commercial	Small Shop	> 0	50	49.26	1	1	1
Total:				-	-	-	2	2

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	2	27.50	2	27.50
Total Car	2	27.50	2	27.50
Other Parking	-	-	-	18.08
Total		27.50		45.58

**OWNER POSTAL ADDRESS:**  
NO - 26, 16TH MAIN OPPOSITE ADVAITH PETROL PUMP JAYANAGAR 4TH BLOCK, BANGALORE-560011.