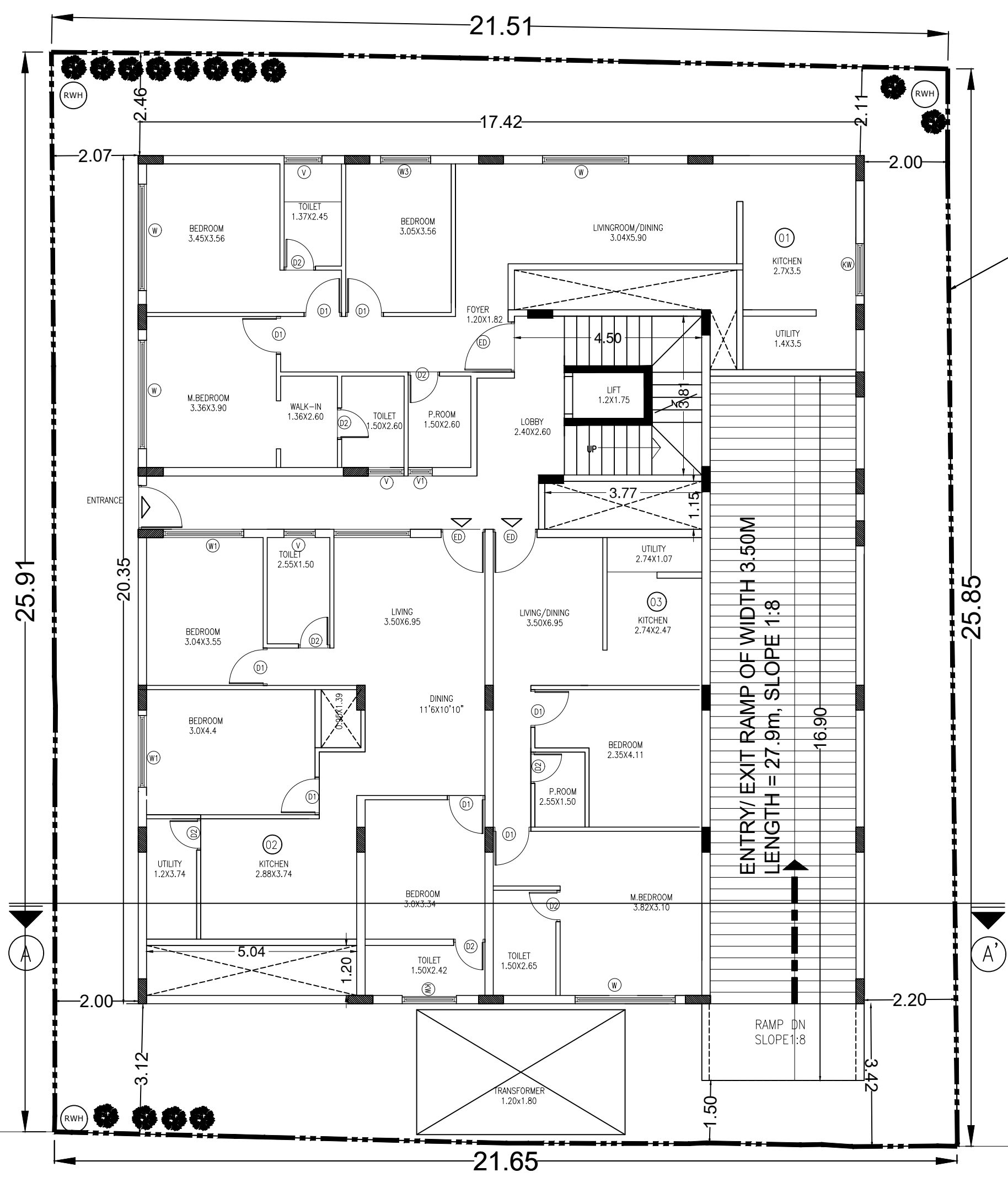
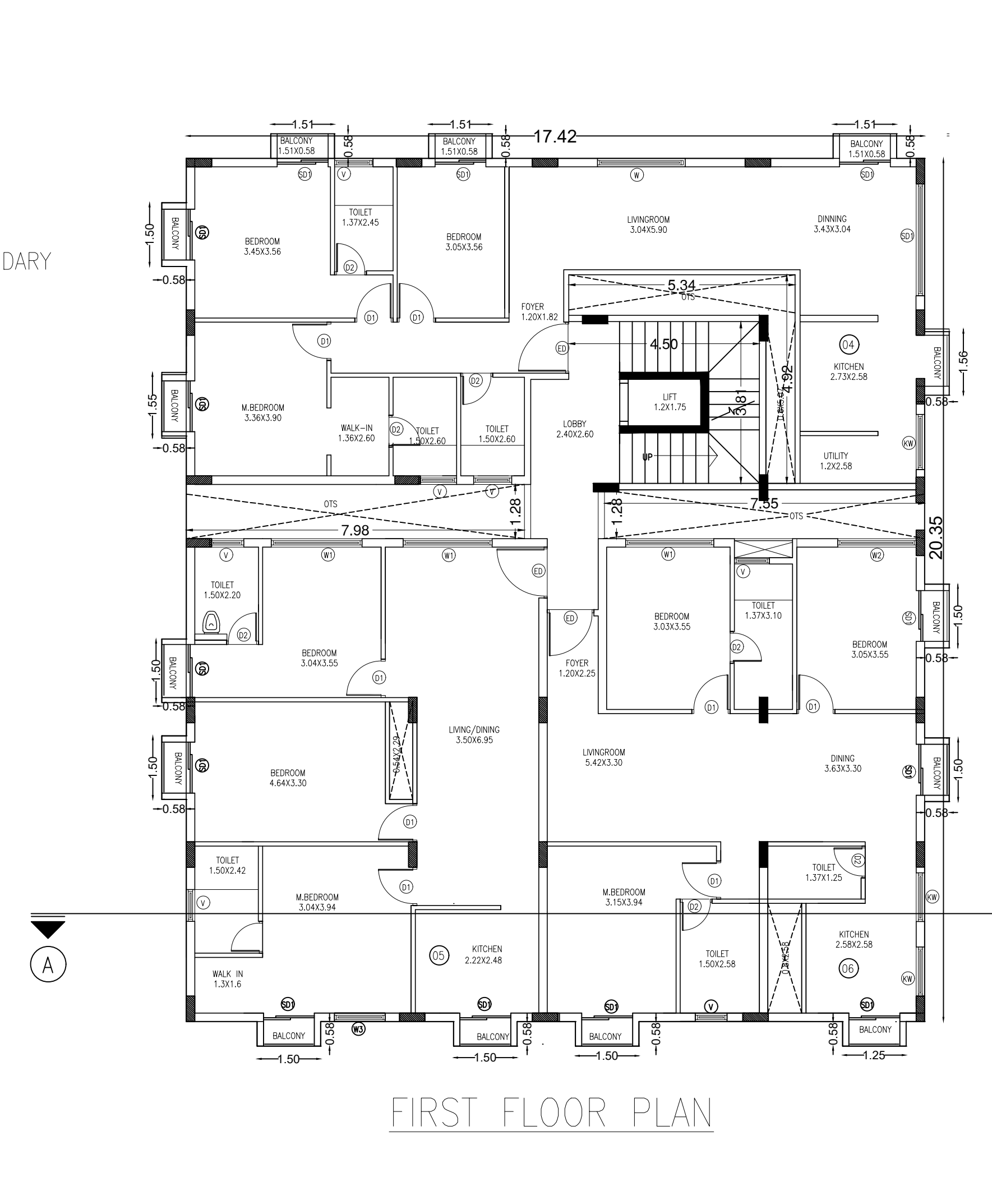


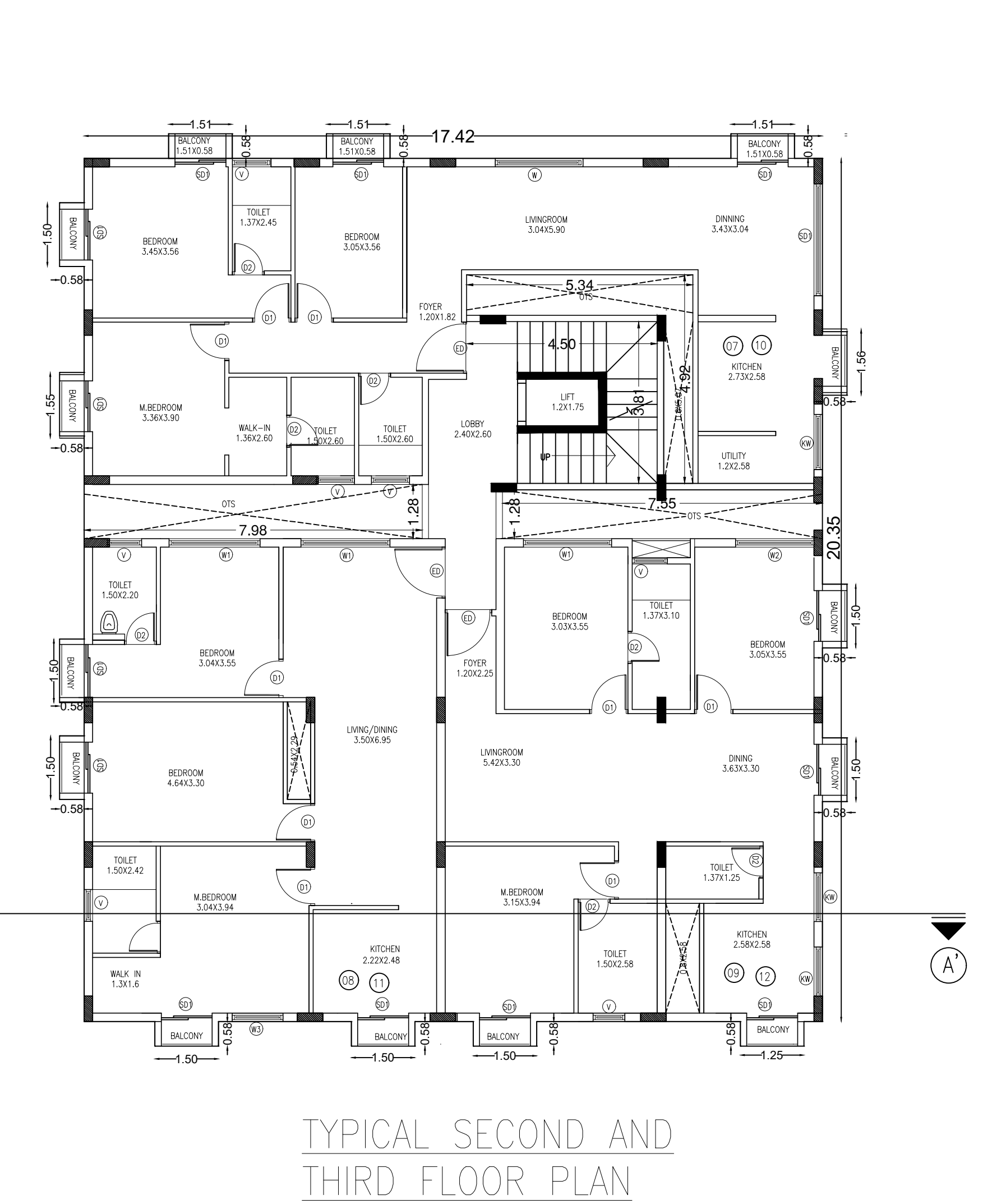
12.19m WIDE ROAD  
BASEMENT FLOOR PLAN



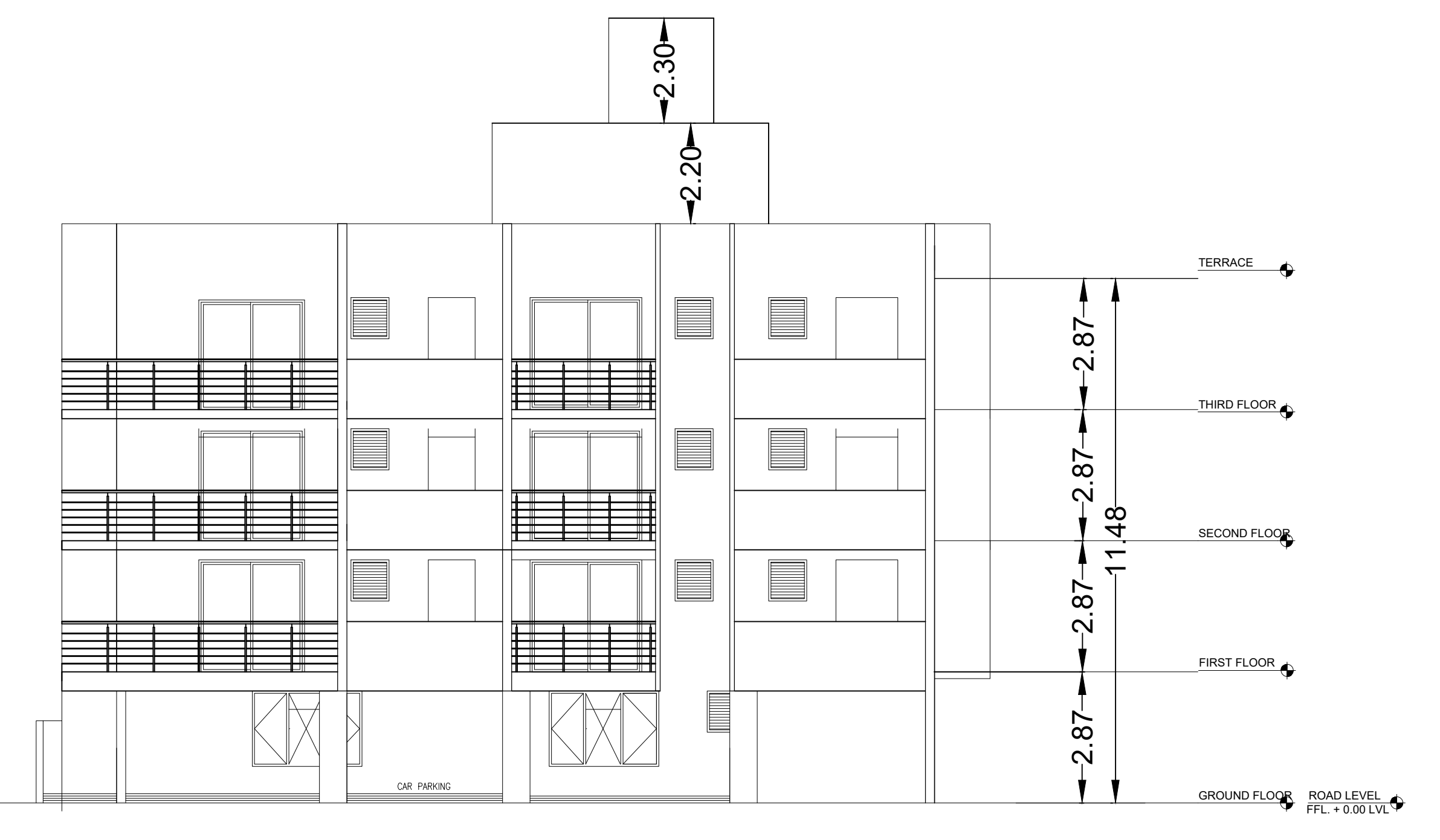
12.19m WIDE ROAD  
GROUND FLOOR PLAN



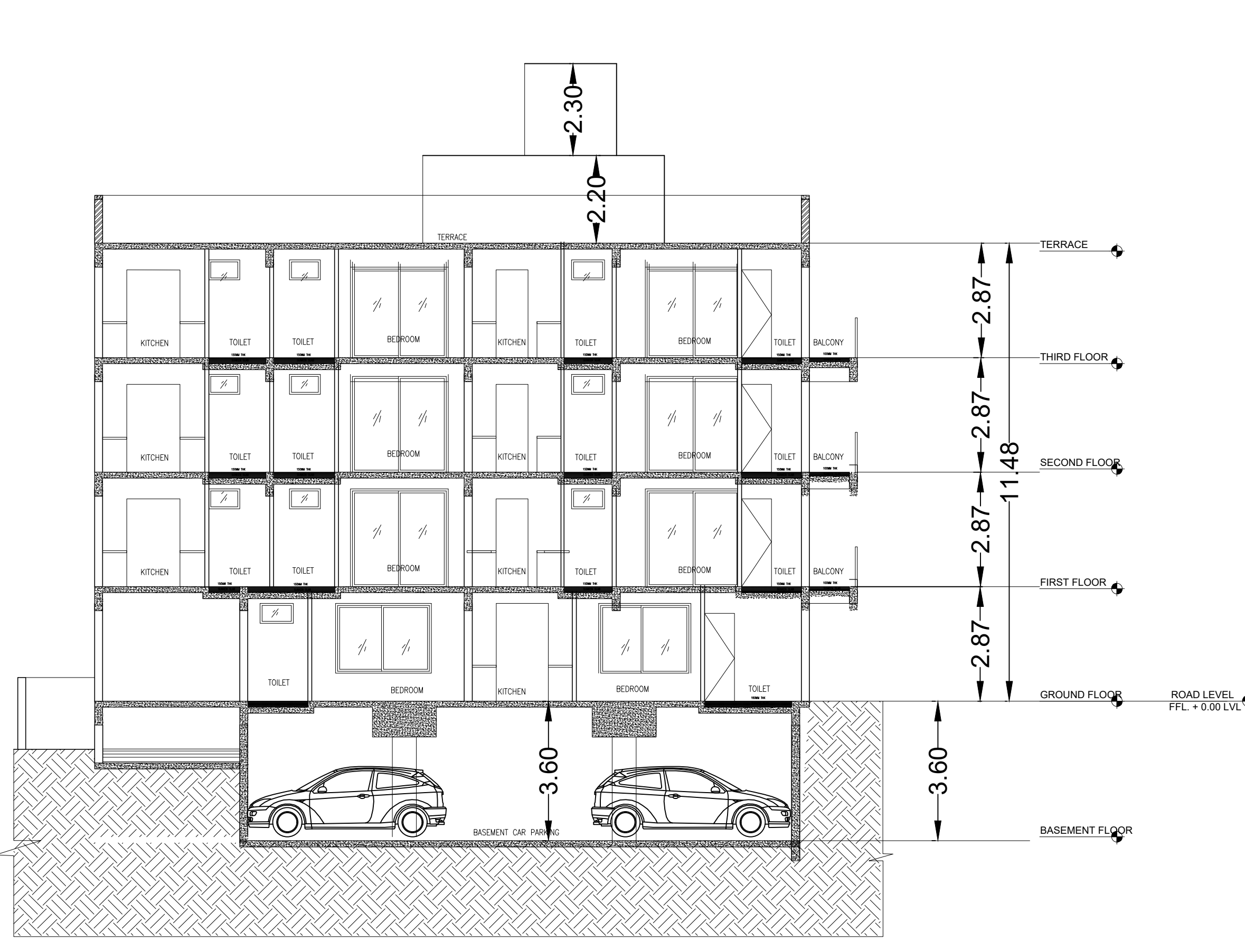
FIRST FLOOR PLAN



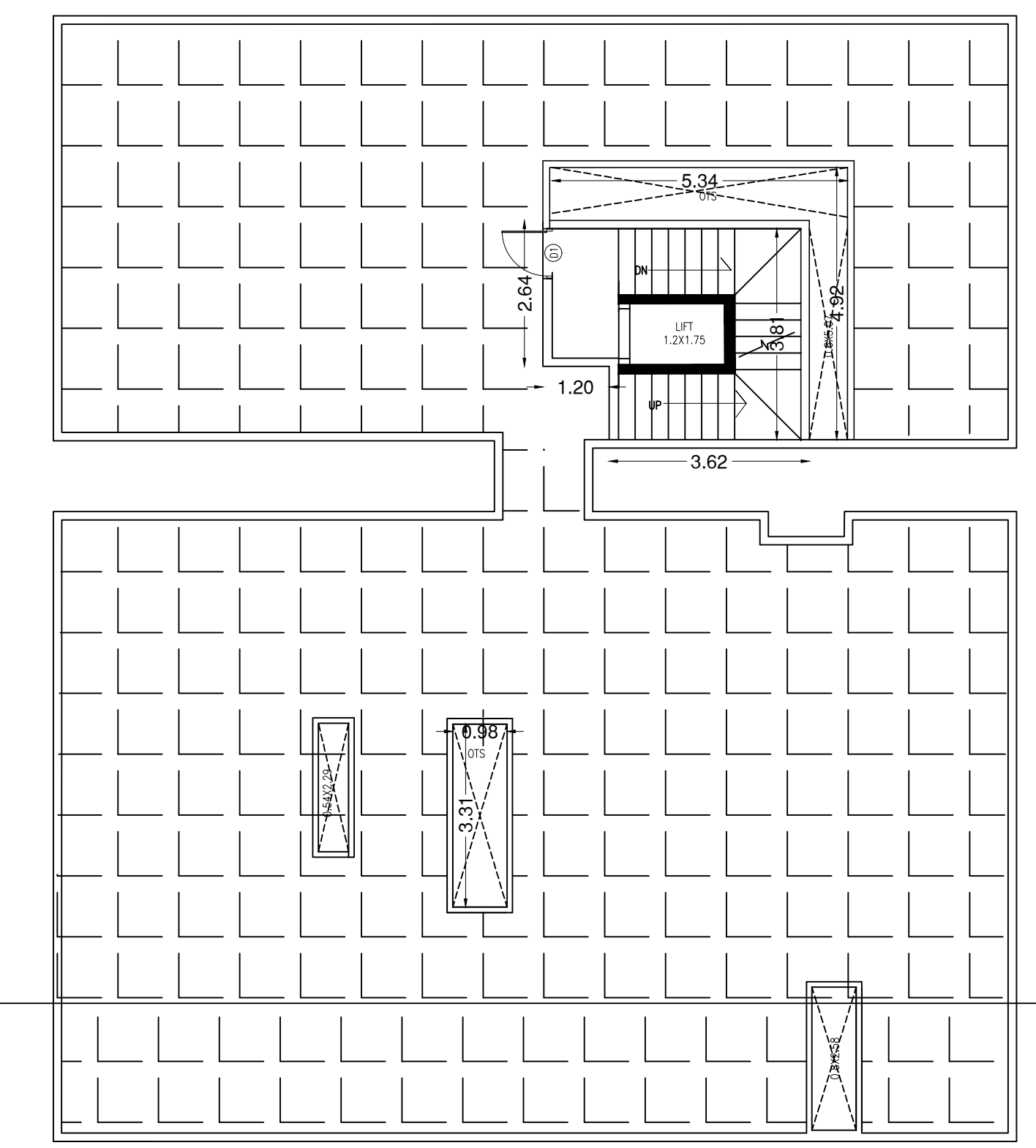
TYPICAL SECOND AND THIRD FLOOR PLAN



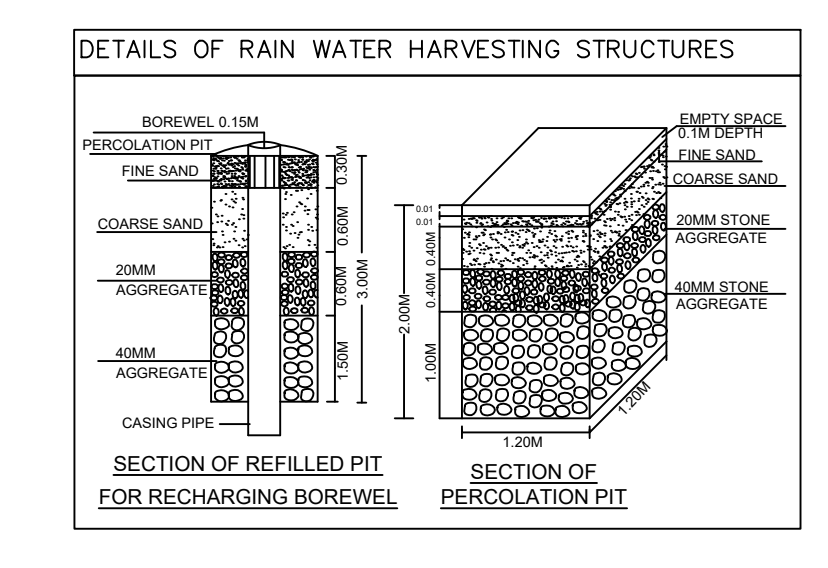
SOUTH ELEVATION



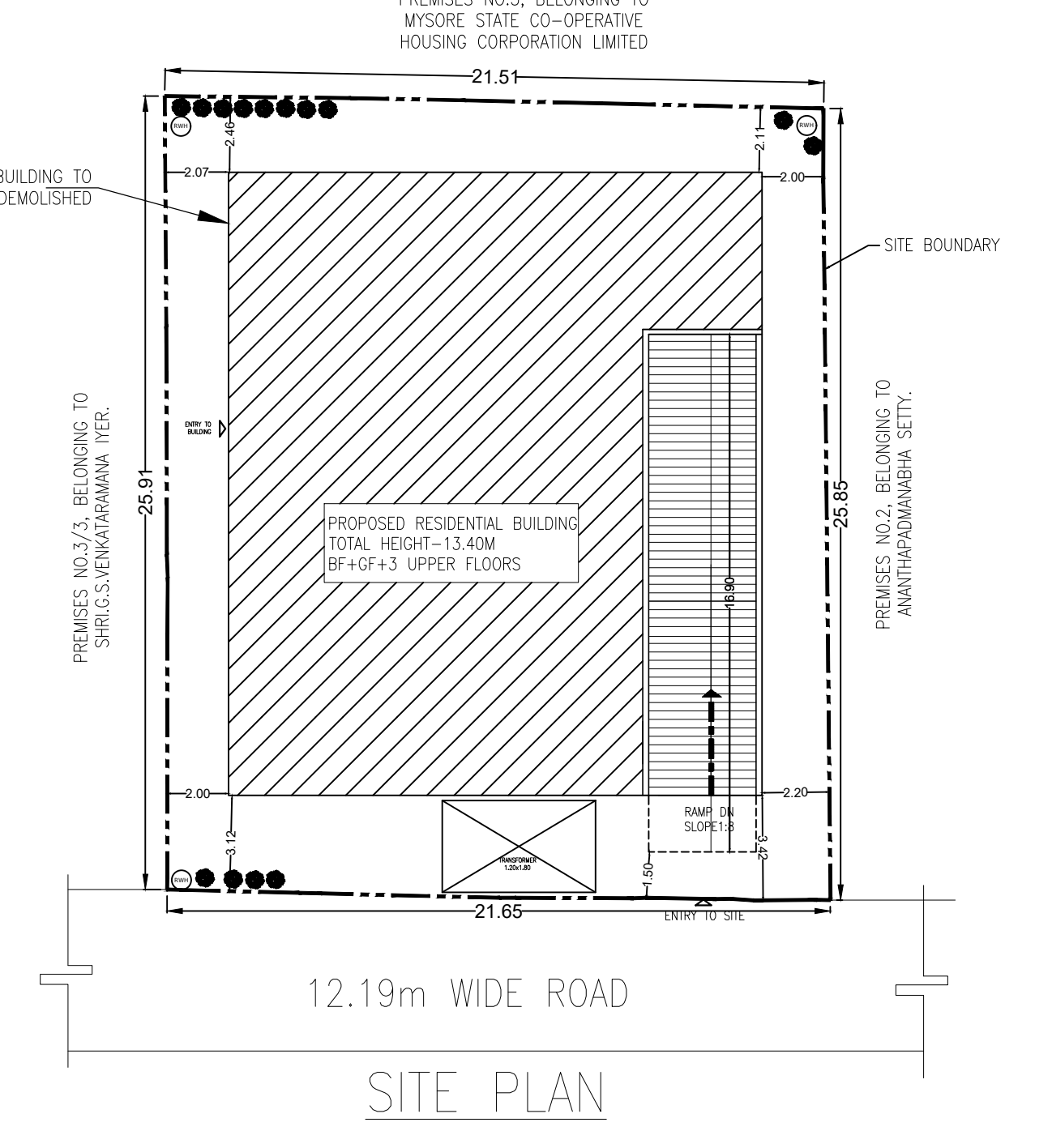
SECTION AA'



KEY PLAN



DETAILS OF RAIN WATER HARVESTING STRUCTURES



SITE PLAN

**FAR & Tenement Details**

Block	No. of Same Bldg	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)						Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenm (No.)
			StarCase	Lift	Lift Machine	Void	Ramp	Parking			
A (BUILDING)	1	1931.02	36.64	9.60	2.84	204.71	100.81	335.27	1241.15	1241.15	12
Grand Total	1	1931.02	36.64	9.60	2.84	204.71	100.81	335.27	1241.15	1241.15	12

**Block A (BUILDING)**

Floor Name	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)						Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenm (No.)
		StarCase	Lift	Lift Machine	Void	Ramp	Parking			
Terrace Floor	21.22	18.38	0.00	2.84	0.00	0.00	0.00	0.00	0.00	00
Third Floor	366.65	0.24	1.92	0.00	41.23	0.00	0.00	323.26	323.26	03
Second Floor	366.65	0.24	1.92	0.00	41.23	0.00	0.00	323.26	323.26	03
First Floor	366.66	0.23	1.92	0.00	41.23	0.00	0.00	323.26	323.26	03
Ground Floor	354.52	0.23	1.92	0.00	81.02	0.00	0.00	271.35	271.35	03
Basement Floor	455.32	17.32	1.92	0.00	0.00	100.81	335.27	0.00	0.00	00
Total	1931.02	36.64	9.60	2.84	204.71	100.81	335.27	1241.15	1241.15	12

Approval Condition:  
The Plan Sanction is issued subject to the following conditions:

- Sanction is accorded for the Residential Apartment Building at 34, DEEWAN MADHAVIA RAO ROAD, BANGALORE Bangalore.
- Consist of Basement + Ground + 3 upper floors + terrace floor only.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 335.27 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 line to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cables at ground level for post services & space for dumping garbage within the premises shall be provided.
- The applicant shall INSURE all workers 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 conveyed 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.
- The applicant shall plant at least two trees in the premises.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- 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.
- 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.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.5) under sub-section IV-B (ii) to (iv).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or roofings before erection of walls on the foundation and in the case of consumer structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- Drinking water supplied by BWSSB should not be used for the construction of the building.
- 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).
- 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.
- The Builder / Contractor / Professional responsible for supervision of work shall not shall 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, Standards and Policy Orders and the BMMP.
- 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 (Hosdada/Hosdada) Letter No. LD/56/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 local 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.
- Clearing NOC from the Labour Department before commencing the construction work is a must.
- BMMP 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 wrong the responsibility shall be on the applicant / builder / contractor and the Engineer in Charge. EXCAVATION FOR BASEMENT/FOUNDATION AND CONSTRUCTING THE BASEMENT/ FOUNDATIONS/STAIRS 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.

**SCHEDULE OF JOINERY:**

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D1	0.75	2.10	34
A (BUILDING)	D1	0.90	2.10	36
A (BUILDING)	D1	1.13	2.10	20
A (BUILDING)	D1	1.20	2.10	12
A (BUILDING)	O	1.22	2.10	03

**SCHEDULE OF JOINERY:**

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W4	0.75	1.20	37
A (BUILDING)	W3	1.20	1.50	08
A (BUILDING)	W1	1.22	1.50	10
A (BUILDING)	W2	1.84	1.50	03
A (BUILDING)	W	2.22	1.50	51

**Balcony Calculations Table**

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.58 X 1.50 X 14 X 1	12.18	12.18
TYPICAL 2&3 FLOOR PLAN	0.58 X 1.50 X 14 X 2	24.36	24.36
Total			36.54

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning ( SOUTH ) on date: 13/08/2020 vide Ip number: BEMP/AD.COM./SUT/0345/20-21 subject to terms and conditions laid down along with this 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.

ASSISTANT DIRECTOR OF TOWN PLANNING ( SOUTH )  
BHRUHAT BENGALURU MAHANAGARA LIKHE

**AREA STATEMENT (BEMP)**

PROJECT DETAIL	VERSION NO. 1.0.15	VERSION DATE: 08/09/2020
Authority: BEMP	Plot Use: Residential	
Inward No: BEMP/AD.COM./SUT/0345/20-21	Plot Sub Use: Multi Dwelling Units	
Application Type: General	Land Use Zone: Residential (R4)	
Proposal Type: Building Permission	Plot/Sub Use: Residential (R4)	
Nature of Sanction: NEW	Kruid No. 106 per Kruid Extract: 59-28-3/4	
Location: R4-NH	PID No. (As per Kruid Extract): 59-28-3/4	
Building Line Specified as per Z.R. NA	Locality / Street of the property: Deewan madhava rao road, bangalore.	
Zone: Subur		
Work: W-67	Planning District: 210-Jayanagar	
AREA DETAILS:		SQ.MT.
NET AREA OF PLOT	(A)	559.17
NET AREA OF PLOT	(A-Deductions)	559.17
COVERAGE CHECK		
Permissible Coverage area (65.4 %)		363.48
Proposed Coverage Area (63.4 %)		354.52
Achieved Net coverage area (63.4 %)		354.52
Balance coverage area (1.6 %)		8.94
FAR CHECK		
Permissible FAR as per zoning regulation 2015 (2.25)		1258.13
Additional FAR within (iii) and (i) for amalgamated plot -		0.00
Allowable FAR Area (60% of Plann FAR)		0.00
Plann FAR for Pld within Impact Zone (-)		0.00
Total Perm. FAR Area (2.25)		1258.13
Proposed FAR Area		1241.15
Proposed FAR Area (2.22)		1241.15
Balance FAR Area (0.03)		16.98
BUILT UP AREA CHECK		
Proposed Built Up Area		1931.02
Structure Area Add in (SUA, Layout LV)		2.28
Achieved Built Up Area		1933.30

Approval Date : 08/13/2020 10:26:00 AM

**Color Index**

Color Index	Symbol
PLOT BOUNDARY	---
ARBITRARY ROAD	---
PROPOSED WORK COVERAGE AREA	---
EXISTING (To be retained)	---
EXISTING (To be demolished)	---

**Block USE/SUBUSE Details**

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
A (BUILDING)	Residential	Apartment	5to upto 11.5 m HL	R

**Required Parking (Table 7a)**

Block Name	Type	Sub Use	Area (Sq.m)	Reqt	Units	Prop	Reqt./Unit	Car	Reqt.	Prop.
A (BUILDING)	Residential	Apartment	50-225	1	-	-	1	14	14	14
Total								14	14	14

**Parking Check (Table 7b)**

Which Type	No.	Reqd.	Achieved
Car	12	165.00	7
Mech Car	7	96.25	7
Visitor's Car Parking	2	27.50	0
Taxi Car	14	192.50	14
Other Parking	-	-	142.77
Total	-	192.50	335.27

OWNER / GPA HOLDER'S SIGNATURE  
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
M.S. RAJARAJESHWAR BILDDCON PRIVATE LIMITED REPRESENTED BY GD HOLDER  
1)SMT.ROOPA ETHIRAJU  
2)SMT.R.A.ASHA

ARCHITECT/ENGINEER/SUPERVISOR 'S SIGNATURE  
Girish D  
No.26, Bhudovi nilaya, 2nd main road, kalyanagar.  
BCC/BL-3/E-3672/2012-13

PROJECT TITLE :  
- PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING ON PROPERTY NO. 3/4, DEEWAN MADHAVIA RAO ROAD, BANGALORE. (WARD NO:167(OLD NO: 59), PID NO: 59-28-3/4. (AFTER DEMOLTING THE EXISTING BUILDING)

DRAWING TITLE :  
SHEET NO : 1