

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Residential at 37/19-1, 10TH MAIN ROAD, 5TH BLOCK, JAYANAGAR, BANGALORE, Bangalore.

a).Consist of 1Basement + 1Ground + 3 upper floors+ terrace floor only. 2. Sanction is accorded for Residential use only. The use of the building

shall not be deviated to any other use.

3.530.56 area reserved for car parking shall not be converted for any other purpose. 4.Development charges towards increasing the capacity of water supply, sanitary and power main

has to be paid to BWSSB and BESCOM if any. 5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space

for dumping garbage within the premises shall be provided. 6. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

7. 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. 8. 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 as the case may be 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 footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained. 16.Drinking water supplied by BWSSB should not be used for the construction activity of the building. 17. 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). 18.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 / Engineers / 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. 19. 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 s 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. 20.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 (HosadaagiHoodike) 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 ist 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".

1. Accommodation shall be provided for setting up of schools for imparting education to the children o f 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.

.Employment of child labour in the construction activities strictly prohibited. .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 abricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

'. THE OWNER / BUILDER SHOULD ENSURE THE REQUIRED SAFETY MEASURES WHILE CAVATION FOR BASEMENT/FOUNDATION AND CONSTRUCTING THE BASEMENT/ NDATION/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.

BBMP/Ad.Com./SUT/0393/20-21	Plot SubUse: Residential	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 37/19-1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 37/19-1	
Location: RING-II	PID No. (As per Khata Extract): 58-111-37/19-1	
Building Line Specified as per Z.R: NA	Locality / Street of the property: 10th Main, 5th Blo	ck, Jayanagar.
Zone: South		
Ward: Ward-179		
Planning District: 210-Jayanagar		
AREA DETAILS:		SQ.M
AREA OF PLOT (Minimum)	(A)	1017.
NET AREA OF PLOT	(A-Deductions)	1017.
COVERAGE CHECK		
Permissible Coverage area (60.	.00 %)	610.
Proposed Coverage Area (33.4	1 %)	339.
Achieved Net coverage area (3		339.
Balance coverage area left (26	5.59 %)	270.
FAR CHECK		
Permissible F.A.R. as per zonin	ng regulation 2015 (1.75)	1779.
Additional F.A.R within Ring I a	nd II (for amalgamated plot -)	0.
Allowable TDR Area (60% of Pe	,	0.
Premium FAR for Plot within Im	ipact Zone (-)	0.
Total Perm. FAR area (1.75)		1779.
Residential FAR		1390.
Proposed FAR Area		1390.
Achieved Net FAR Area (1.37))	1390.
Balance FAR Area (0.38)		388.
BUILT UP AREA CHECK		
Proposed BuiltUp Area		2133.
Substructure		15.00
Achieved BuiltUp Area		2148.

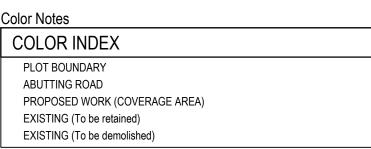
VERSION NO .:

Plot Use: Residential

Plot SubUse: Residential

VERSION DATE: 26/06/2020

Approval Date : 08/25/2020 12:46:47 PM





SCHEDULE OF JOINERY:

AREA STATEMENT (BBMP)

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (B KRISHNA)	D1	0.91	2.10	30
A1 (B KRISHNA)	D	0.91	2.10	03
A1 (B KRISHNA)	D2	0.91	2.10	02
A1 (B KRISHNA)	D1	0.92	2.10	01
A1 (B KRISHNA)	D	1.05	2.10	03
A1 (B KRISHNA)	D1	1.05	2.10	16
A1 (B KRISHNA)	ARCH	1.20	2.10	03
A1 (B KRISHNA)	D	1.20	2.10	06
A1 (B KRISHNA)	DW	3.00	2.10	02
A1 (B KRISHNA)	DW	3.50	2.10	01

W 5.50 1.00 04

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : SRI . B . KRISHNAN . No.4023, Gokul, 1st Cross HAL 2nd Stage, Indiranagar, No.37/19-1, 10th Main Road, 5th Block, Jayanagar.

ALL

ARCHITECT/ENGINEER/SUPERVISOR 'S SIGNATURE L Rama Subba Reddy 397, Rajesh Nilaya, K G Road, Kodigahalli,Sahakar Nagar

Blevoy

PROJECT TITLE :

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING ON PROPERTY NO. 37/19-1, 10TH MAIN ROAD, 5TH BLOCK, JAYANAGAR, BANGALORE, WARD NO.179(OLD NO: 58), P.I.D.NO.58-111-37/19-1.

ASSISTANT DIRECTOR OF TOWN PLANNING (_________

BHRUHAT BENGALURU MAHANAGARA PALIKE

DRAWING TITLE :

SHEET NO :

tal Built Area		Deductio	ns (Area in S	Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)		
q.mt.)	StairCase	Lift	Lift Machine	Ramp	Parking	Resi.	(Sq.mt.)	

21	33.43	12	1.73	22.65	4.53	63.01	530.56	1390.95	1390.95	04		
21	33.43	12	1.73	22.65	4.53	63.01	530.56	1390.95	1390.95	04		
SHN	HNA)											
uilt a		Deductions (Area in Sq.mt.)							Total FAR Area (Sq.mt.)	Tnmt (No.)		
'	StairC	ase	l ift	l l ift M	lachine	Ramp	Parking	Resi				

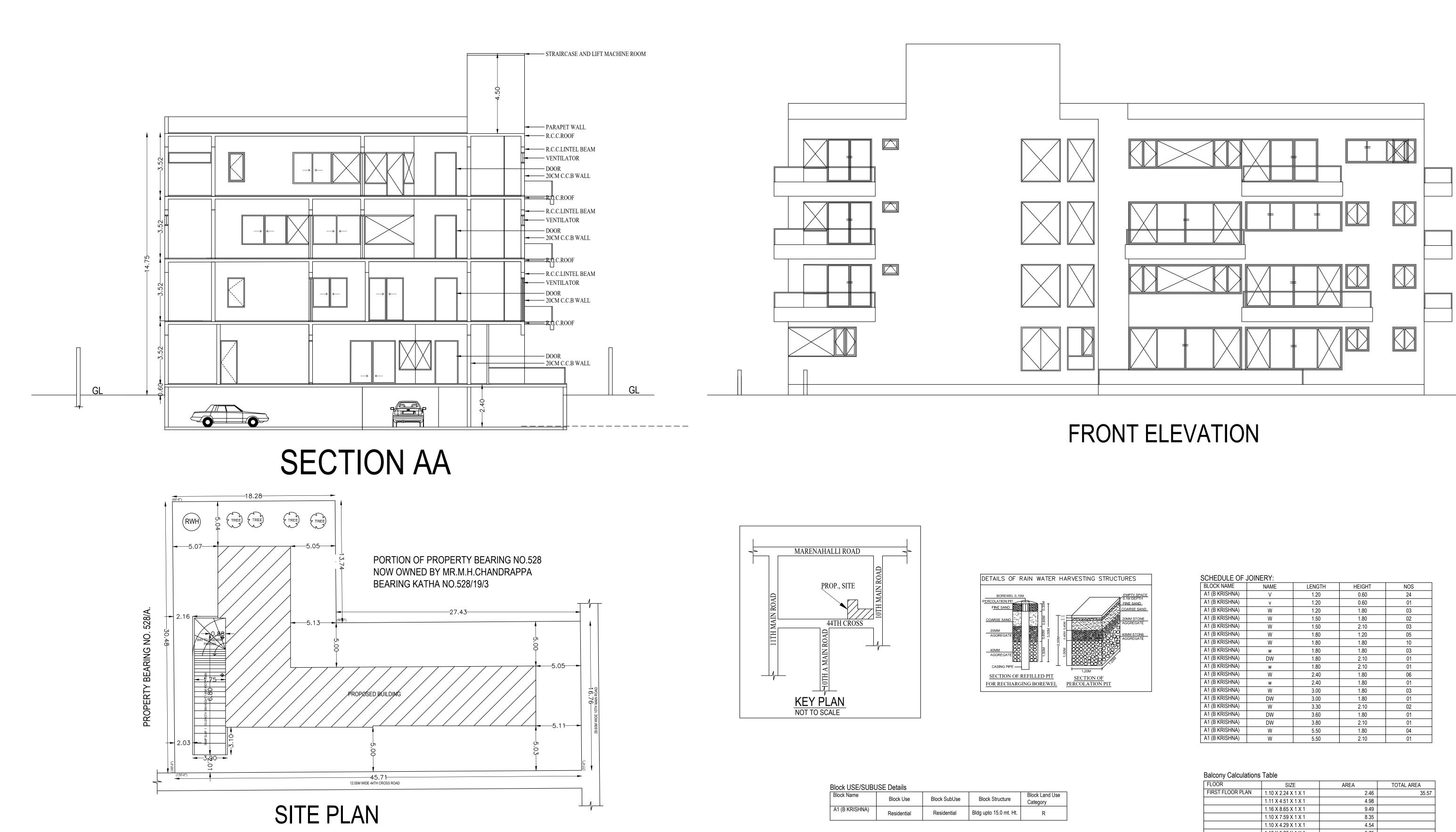
				(Sq.mt.)	Tnmt (No.)			
	StairCase	Lift	Lift Machine	Ramp	Parking	Resi.	(Sq.mt.)	
7	29.64	0.00	4.53	0.00	0.00	0.00	0.00	00
4	19.40	4.53	0.00	0.00	0.00	358.31	358.31	01
4	19.40	4.53	0.00	0.00	0.00	365.41	365.41	01
3	19.40	4.53	0.00	0.00	0.00	351.40	351.40	01
6	19.40	4.53	0.00	0.00	0.00	315.83	315.83	01
9	14.49	4.53	0.00	63.01	530.56	0.00	0.00	00
-								

JOR	SIZE	AREA	TOTAL AREA
ST FLOOR PLAN	1.10 X 2.24 X 1 X 1	2.46	35.57
	1.11 X 4.51 X 1 X 1	4.98	
	1.16 X 8.65 X 1 X 1	9.49	
	1.10 X 7.59 X 1 X 1	8.35	
	1.10 X 4.29 X 1 X 1	4.54	
	1.10 X 5.23 X 1 X 1	5.75	
COND FLOOR PLAN	1.66 X 5.92 X 1 X 1	9.80	49.59
	1.66 X 2.24 X 1 X 1	3.72	
	1.36 X 5.36 X 1 X 1	7.13	
	1.36 X 3.86 X 1 X 1	5.13	
	1.67 X 4.51 X 1 X 1	7.50	
	1.66 X 4.29 X 1 X 1	6.94	
	1.79 X 5.53 X 1 X 1	9.37	
RD FLOOR PLAN	1.67 X 4.51 X 1 X 1	7.50	42.49
	1.36 X 3.86 X 1 X 1	5.13	
	1.36 X 5.36 X 1 X 1	7.13	
	1.66 X 2.24 X 1 X 1	3.72	
	1.66 X 5.92 X 1 X 1	9.83	
	1.66 X 5.53 X 1 X 1	9.18	
al	-	-	127.65



The plans are approved in accordance with the acceptance for approval by POST/n397, POST BCC/BL-3.6/E-3133/07-08 the Assistant Director of town planning (<u>SOUTH</u>) on date: <u>25/08/0202</u> vide lp number: ______BBMP/AD.COM./SUT/0393/20-21 __ 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.



Block :A1 (B KRISHN	IA)							
Floor Name	Name Total Built Up Area		Deduct	ions (Area in So	q.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)
	(Sq.mt.)	StairCase	Lift	Lift Machine	Ramp	Parking	Resi.	(Sq.mt.)	
Terrace Floor	34.17	29.64	0.00	4.53	0.00	0.00	0.00	0.00	00
Third Floor	382.24	19.40	4.53	0.00	0.00	0.00	358.31	358.31	01
Second Floor	389.34	19.40	4.53	0.00	0.00	0.00	365.41	365.41	01
First Floor	375.33	19.40	4.53	0.00	0.00	0.00	351.40	351.40	01
Ground Floor	339.76	19.40	4.53	0.00	0.00	0.00	315.83	315.83	01
Basement Floor	612.59	14.49	4.53	0.00	63.01	530.56	0.00	0.00	00
Total:	2133.43	121.73	22.65	4.53	63.01	530.56	1390.95	1390.95	04

Block No. of Same Bldg		Total Built Up Area	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)
		(Sq.mt.)	StairCase	Lift	Lift Machine	Ramp	Parking	Resi.	(Sq.mt.)	
A1 (B KRISHNA)	1	2133.43	121.73	22.65	4.53	63.01	530.56	1390.95	1390.95	04
Grand Total:	1	2133.43	121.73	22.65	4.53	63.01	530.56	1390.95	1390.95	04

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A1 (B KRISHNA)	Residential	Residential	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block	Туре	SubUse	Area	Units		Car		
Name	me ^{rype}		(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A1 (B KRISHNA)	Residential	Residential	225.001 - 375	1	-	2	8	11
	Total :		-	-	-	-	8	11

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	8	110.00	11	151.25	
Total Car	8	110.00	11	151.25	
Other Parking	-	-	-	379.31	
Total		110.00		530.56	

SCHEDULE OF	JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (B KRISHNA)	V	1.20	0.60	24
A1 (B KRISHNA)	V	1.20	0.60	01
A1 (B KRISHNA)	W	1.20	1.80	03
A1 (B KRISHNA)	W	1.50	1.80	02
A1 (B KRISHNA)	W	1.50	2.10	03
A1 (B KRISHNA)	W	1.80	1.20	05
A1 (B KRISHNA)	W	1.80	1.80	10
A1 (B KRISHNA)	w	1.80	1.80	03
A1 (B KRISHNA)	DW	1.80	2.10	01
A1 (B KRISHNA)	w	1.80	2.10	01
A1 (B KRISHNA)	W	2.40	1.80	06
A1 (B KRISHNA)	w	2.40	1.80	01
A1 (B KRISHNA)	W	3.00	1.80	03
A1 (B KRISHNA)	DW	3.00	1.80	01
A1 (B KRISHNA)	W	3.30	2.10	02
A1 (B KRISHNA)	DW	3.60	1.80	01
A1 (B KRISHNA)	DW	3.80	2.10	01
A1 (B KRISHNA)	W	5.50	1.80	04
A1 (B KRISHNA)	W	5 50	2 10	01

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 2.24 X 1 X 1	2.46	35.57
	1.11 X 4.51 X 1 X 1	4.98	
	1.16 X 8.65 X 1 X 1	9.49	
	1.10 X 7.59 X 1 X 1	8.35	
	1.10 X 4.29 X 1 X 1	4.54	
	1.10 X 5.23 X 1 X 1	5.75	
SECOND FLOOR PLAN	1.66 X 5.92 X 1 X 1	9.80	49.59
	1.66 X 2.24 X 1 X 1	3.72	
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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.

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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).

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19. 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 s 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.

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Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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Note

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f 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. 7. 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 Assistant Director of town planning (
This approval of Building plan/ Modified pl date of issue of plan and building licence b
ASSISTANT DIRECTOR OF TOV
BHRUHAT BENGALURU M

with the acceptance for approval by <u>______</u>) on date: <u>25/08/02020</u> 393/20-21 _ subject

with this building plan approval.

plan is valid for two years from the e by the competent authority.

WN PLANNING (SOUTH

BHRUHAT BENGALURU MAHANAGARA PALIKE

			JUALE	1.100
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.13			
	VERSION DATE: 26/06/2020			
PROJECT DETAIL:				
Authority: BBMP	Plot Use: Residential			
Inward_No: BBMP/Ad.Com./SUT/0393/20-21	Plot SubUse: Residential			
Application Type: General	Land Use Zone: Residential (Main)	Land Use Zone: Residential (Main)		
Proposal Type: Building Permission	Plot/Sub Plot No.: 37/19-1	Plot/Sub Plot No.: 37/19-1		
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 37/19-1	Khata No. (As per Khata Extract): 37/19-1		
Location: RING-II	PID No. (As per Khata Extract): 58-111-37/19-1			
Building Line Specified as per Z.R: NA	Locality / Street of the property: 10th Mair	Locality / Street of the property: 10th Main, 5th Block, Jayanagar.		
Zone: South				
Ward: Ward-179				
Planning District: 210-Jayanagar				
AREA DETAILS:	-			SQ.MT.
AREA OF PLOT (Minimum)	(A)			1017.02
NET AREA OF PLOT	(A-Deductions)			1017.0
COVERAGE CHECK				
Permissible Coverage area (60	.00 %)			610.2
Proposed Coverage Area (33.4	1 %)			339.7
Achieved Net coverage area (33.41 %)				339.7
Balance coverage area left (26.59 %)				270.4
FAR CHECK				
Permissible F.A.R. as per zonir	g regulation 2015 (1.75)			1779.7
Additional F.A.R within Ring I a	nd II (for amalgamated plot -)			0.0
Allowable TDR Area (60% of Perm.FAR)				0.0
Premium FAR for Plot within Impact Zone (-)				0.0
Total Perm. FAR area (1.75)				1779.7
Residential FAR				1390.9
Proposed FAR Area				1390.9
Achieved Net FAR Area (1.37)				1390.9
Balance FAR Area (0.38)				388.8
BUILT UP AREA CHECK				
Proposed BuiltUp Area				2133.4
Substructure				15.00
Achieved BuiltUp Area				2148.4

SCALE: N 1:100

Approval Date . 00/23/2020 12.40.47 Pivi

Color Notes	
COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

SCHEDULE OF .	JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (B KRISHNA)	D1	0.91	2.10	30
A1 (B KRISHNA)	D	0.91	2.10	03
A1 (B KRISHNA)	D2	0.91	2.10	02
A1 (B KRISHNA)	D1	0.92	2.10	01
A1 (B KRISHNA)	D	1.05	2.10	03
A1 (B KRISHNA)	D1	1.05	2.10	16
A1 (B KRISHNA)	ARCH	1.20	2.10	03
A1 (B KRISHNA)	D	1.20	2.10	06
A1 (B KRISHNA)	DW	3.00	2.10	02
A1 (B KRISHNA)	DW	3.50	2.10	01

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

SRI . B . KRISHNAN .

No.4023, Gokul, 1st Cross HAL 2nd Stage, Indiranagar, No.37/19-1, 10th Main Road, 5th Block, Jayanagar.

ARCHITECT/ENGINEER/SUPERVISOR 'S SIGNATURE L Rama Subba Reddy 397, Rajesh Nilaya, K G Road, Kodigahalli, Sahakar Nagar POST/n397, POST BCC/BL-3.6/E-3133/07-08

PROJECT TITLE :

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING ON PROPERTY NO. 37/19-1, 10TH MAIN ROAD, 5TH BLOCK, JAYANAGAR, BANGALORE, WARD NO.179(OLD NO: 58), P.I.D.NO.58-111-37/19-1.

DRAWING TITLE :

SHEET NO :

2