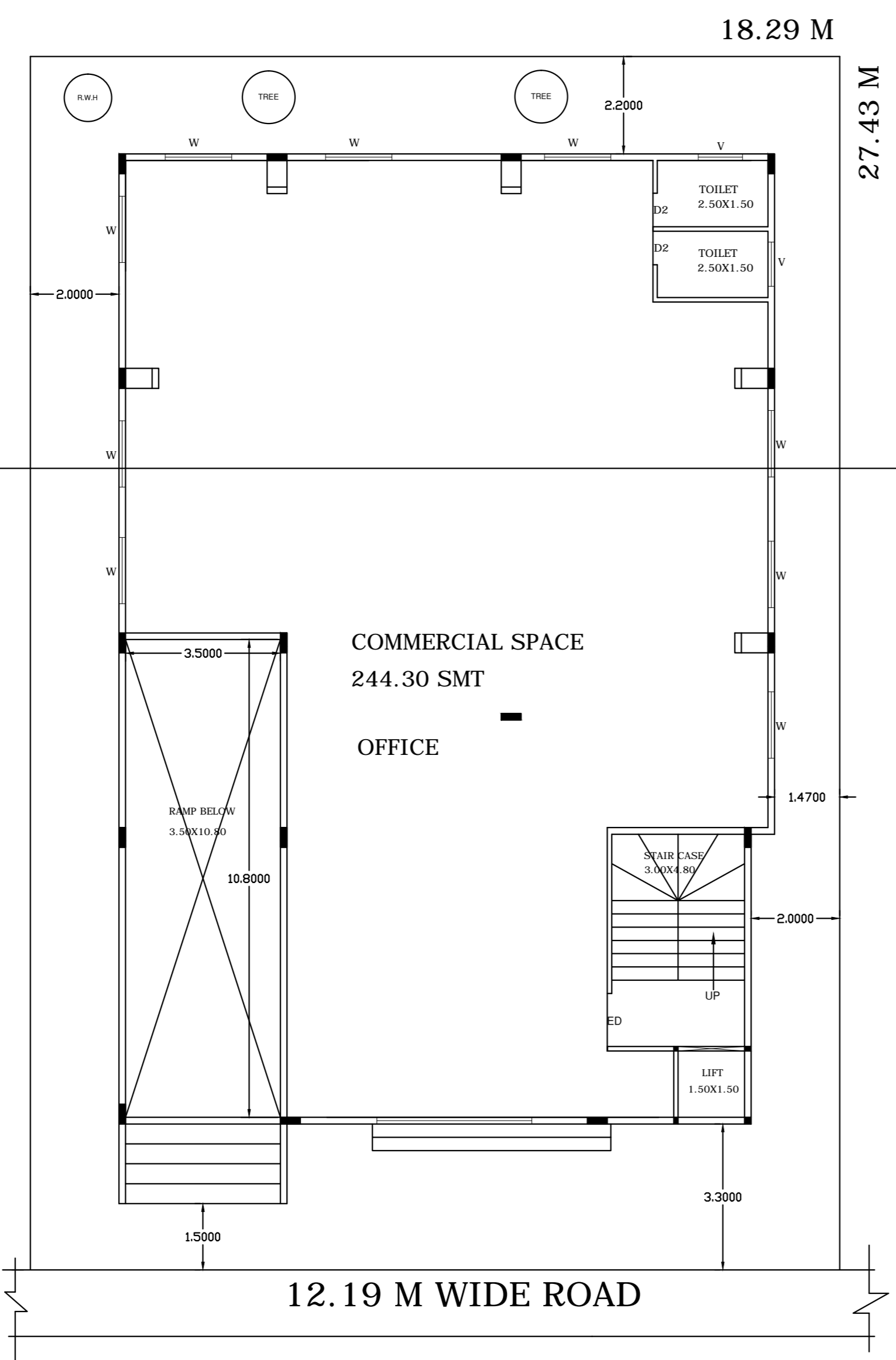
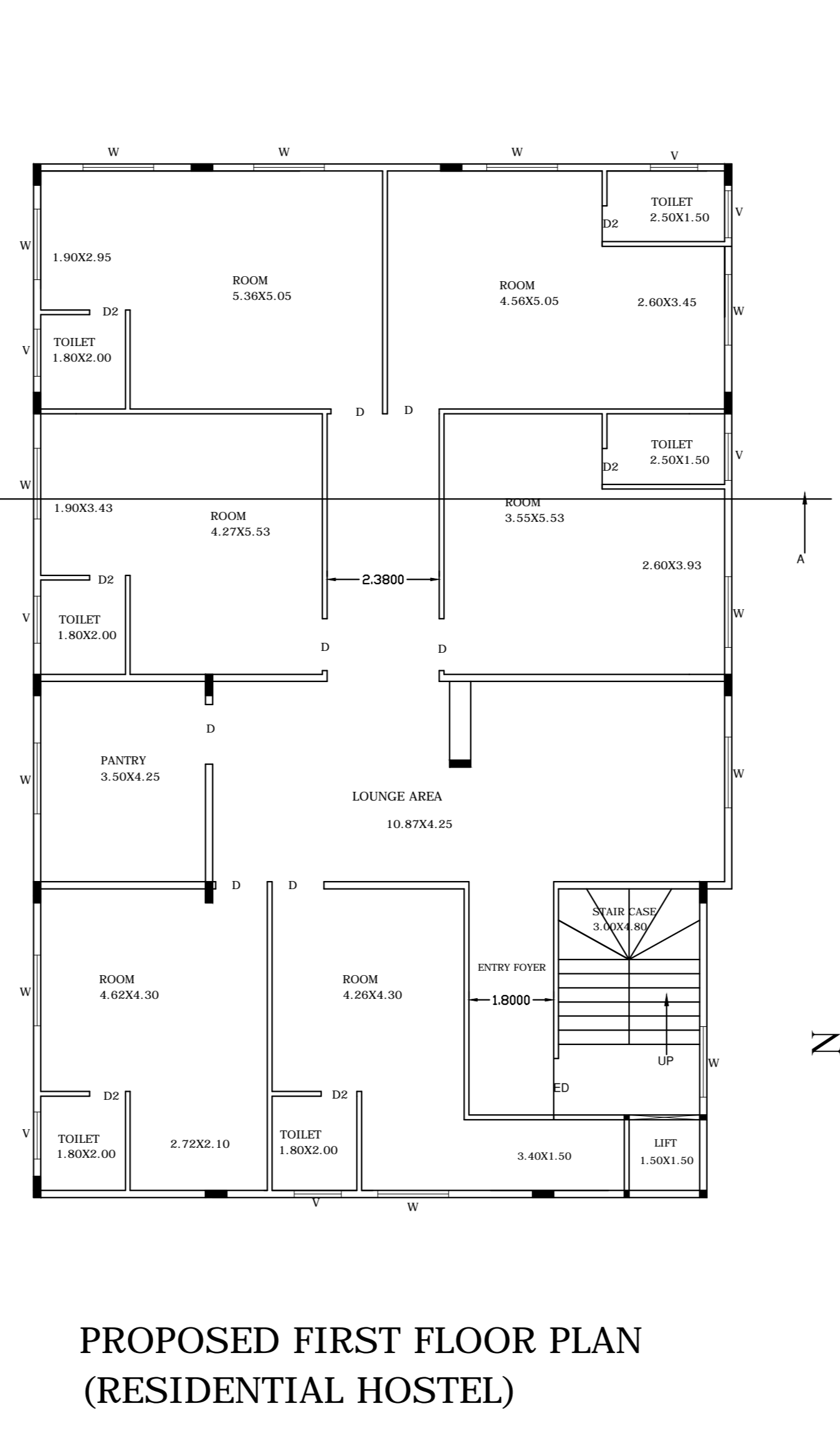


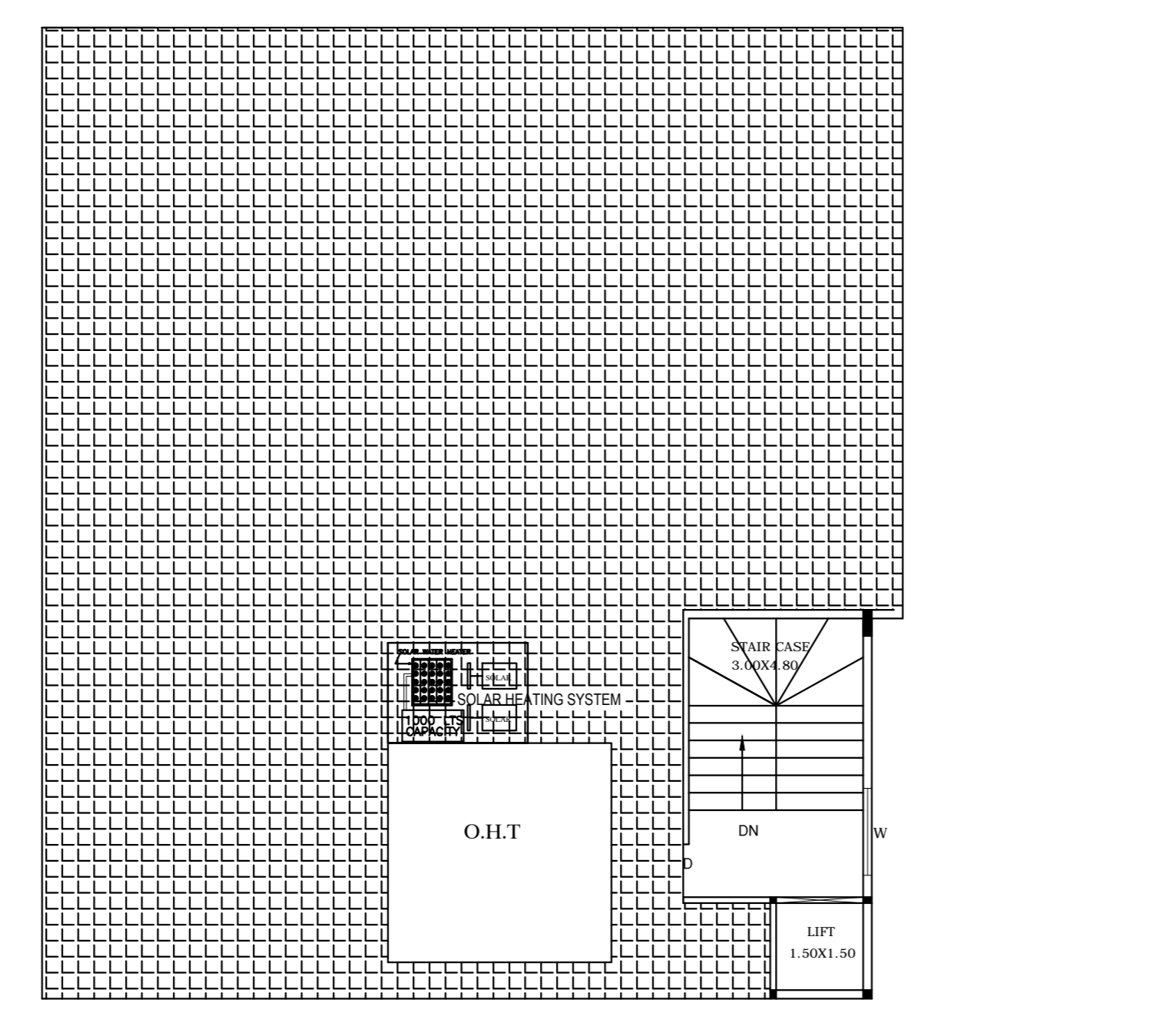
PROPOSED BASEMENT FLOOR PLAN



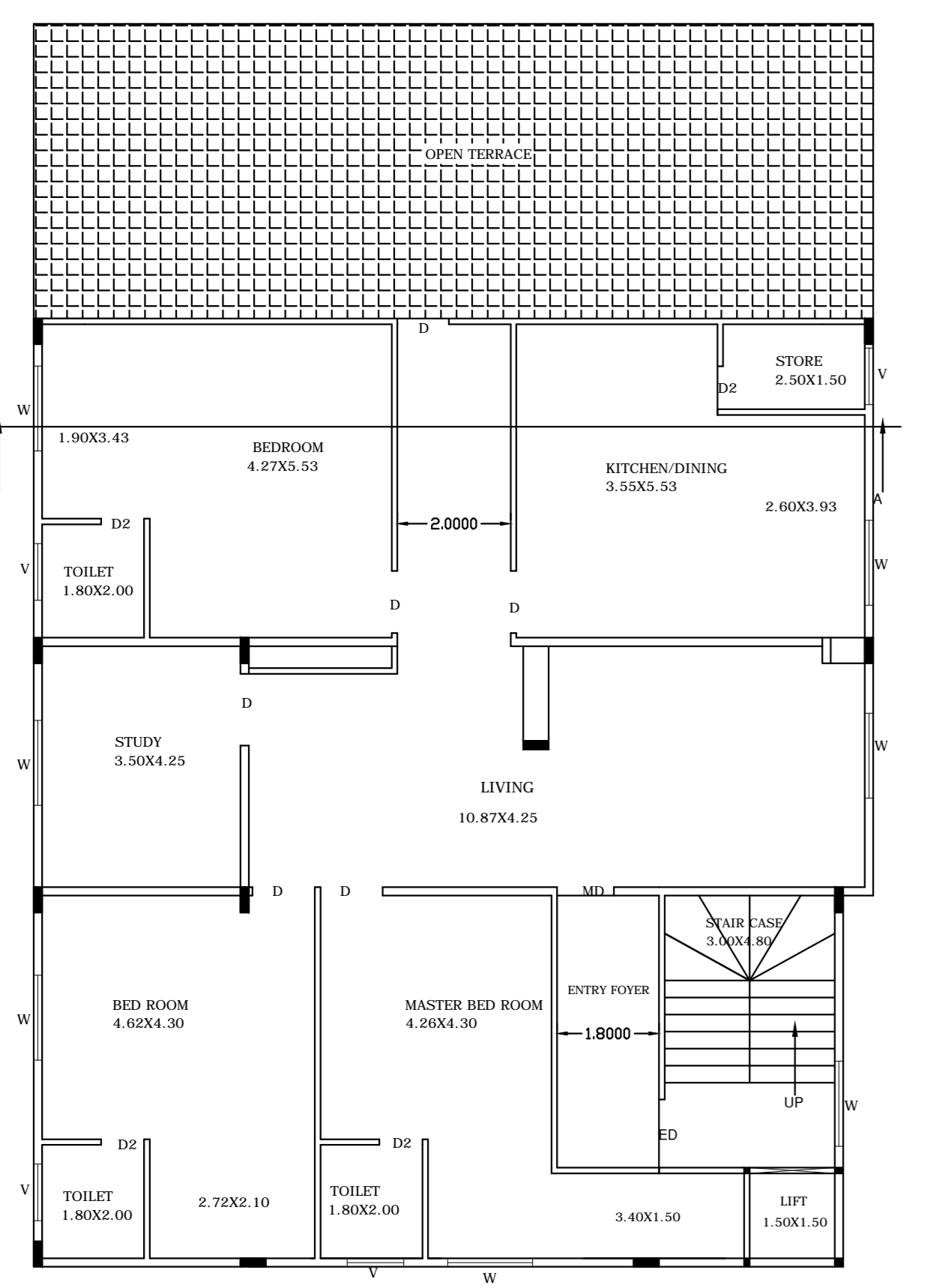
PROPOSED GROUND FLOOR PLAN (COMMERCIAL)



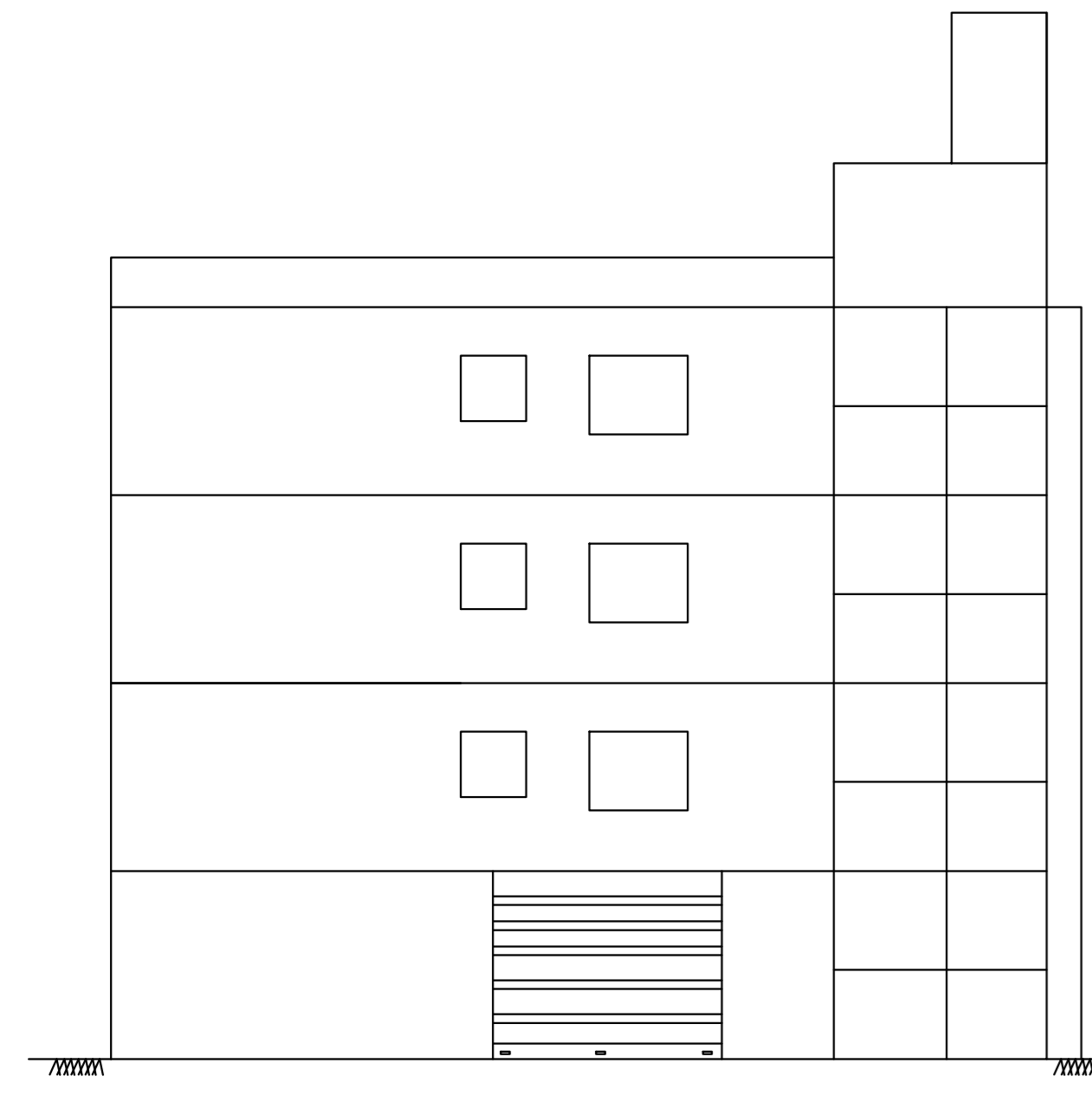
PROPOSED FIRST FLOOR PLAN (RESIDENTIAL HOSTEL)



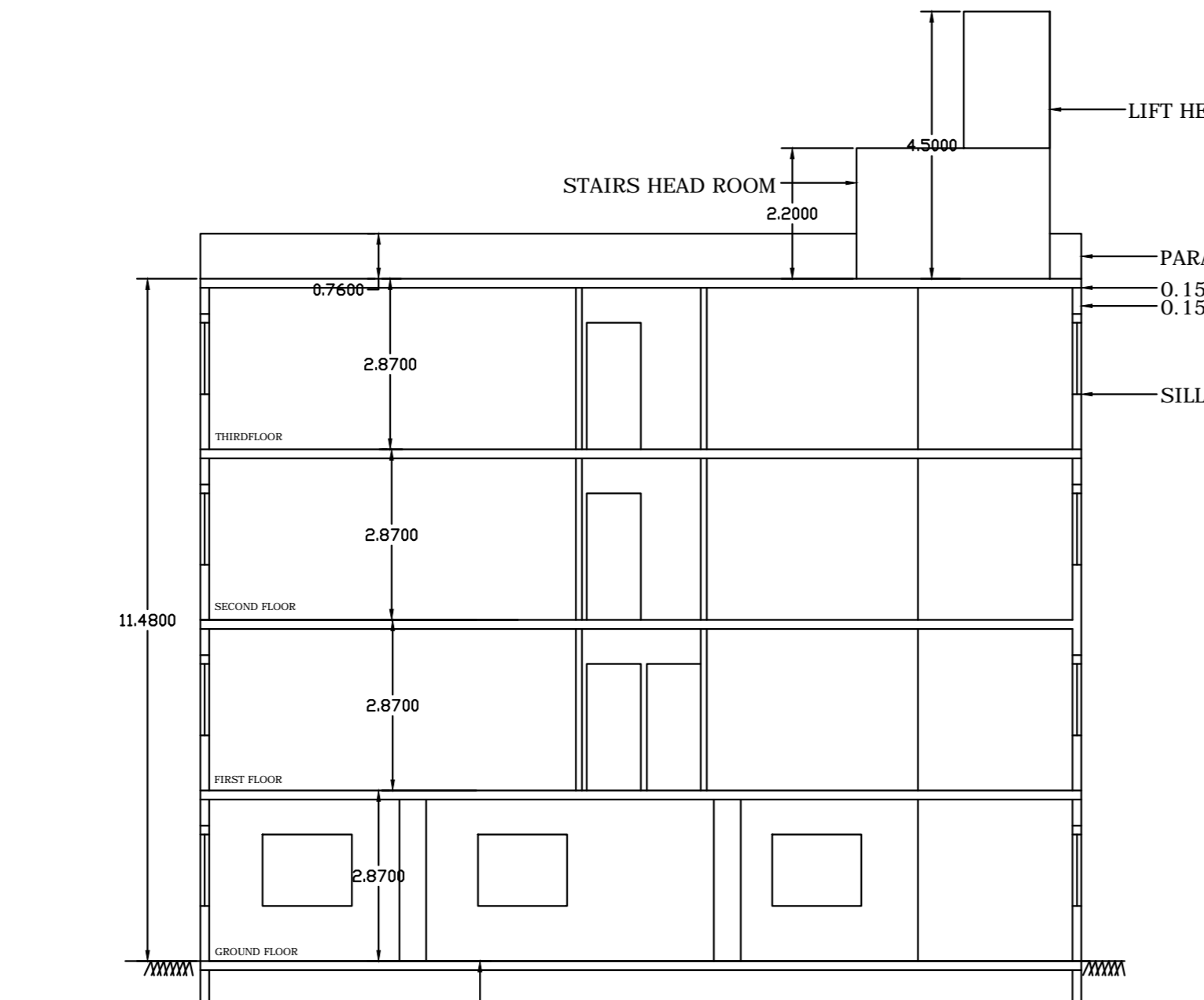
PROPOSED TERRACE FLOOR PLAN



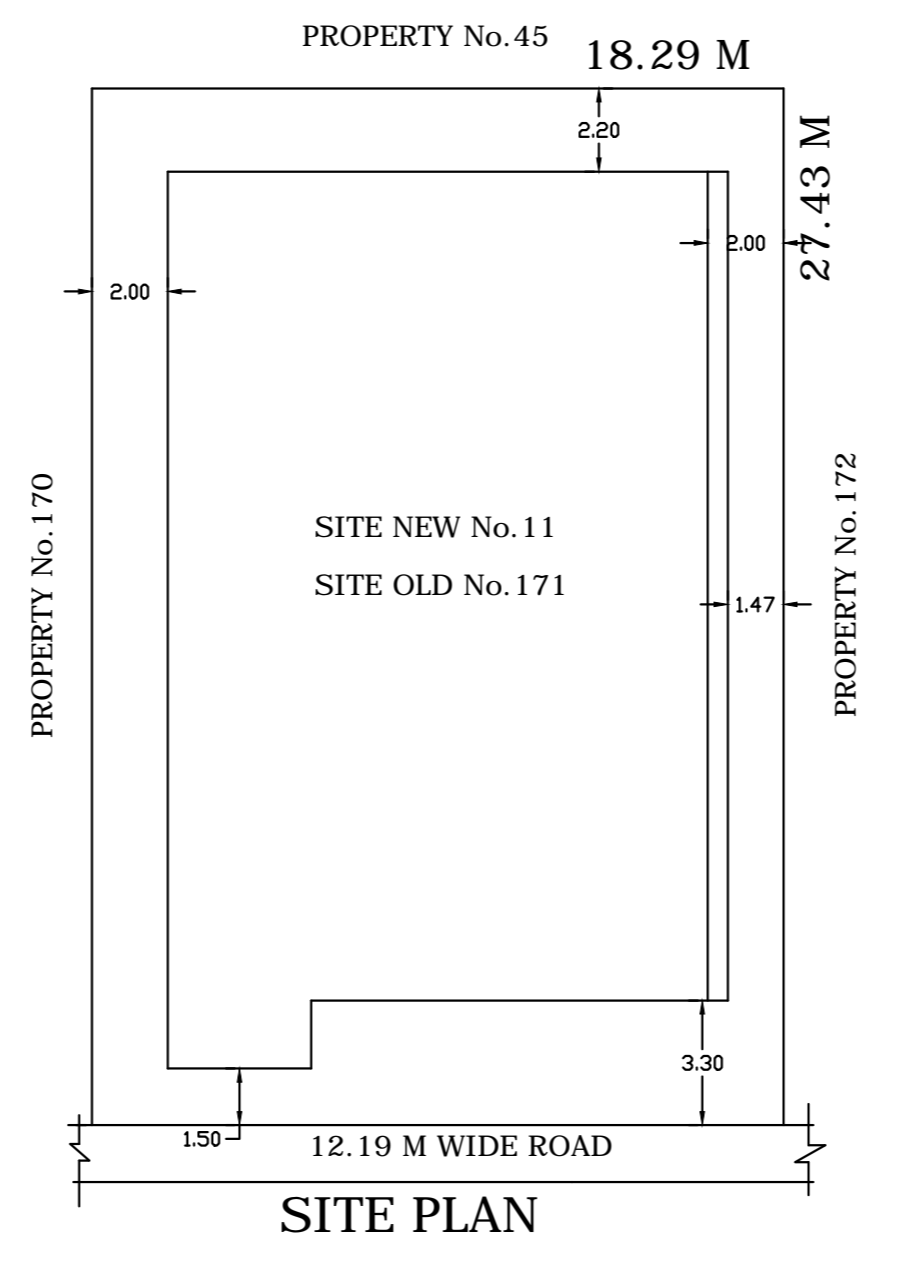
PROPOSED TYPICAL 2nd & 3rd FLOOR PLAN (RESIDENTIAL)



FRONT ELEVATION



SECTION A-A



SITE PLAN

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	StairCase	Lift	LR Machine	Void	Ramp	Parking	Resi.	Commercial	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tent (No.)
A	1	1455.47	76.95	11.56	2.25	41.93	67.73	231.58	758.56	264.91	1023.47	1023.47	03
Grand Total	1	1455.47	76.95	11.56	2.25	41.93	67.73	231.58	758.56	264.91	1023.47	1023.47	03

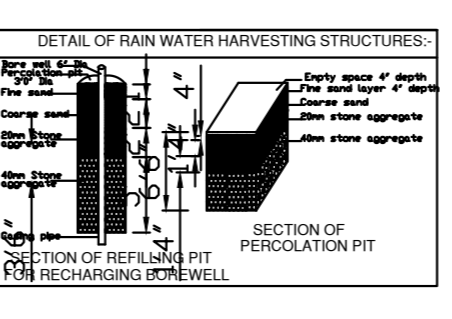
Vehicle Type	No.	Area (Sq.mt.)	Reqd.	Achieved
Car	8	110.00	10	137.50
TwoWheeler	-	41.25	0	0.00
Other Parking	-	-	-	94.08
Total		151.25		231.58

Block Name	Block Use	Block Sub/Use	Block Structure	Block Land Use Category
A (NEELAKANTA REDDY)	Commercial	Professional Office	Bldg upto 11.5 mt. H.	C1

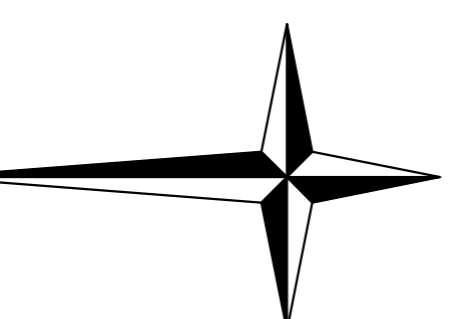
Block Name	Type	Sub/Use	Area (Sq.mt.)	Units	Prop.	Regd./Lift	Car	Prop.
A	Commercial	Office	> 0	50	264.91	1	5	-
A	Residential	Hostel	> 0	10	6.00	1	-	-
A	Residential	Plotd Resi development	50 - 225	1	-	1	2	-
Total							8	10

Block Name	Name	Length	Height	NGS	
A	NEELAKANTA REDDY	D2	0.76	2.10	16
A	NEELAKANTA REDDY	D	0.91	2.10	02
A	NEELAKANTA REDDY	D	1.10	2.10	14
A	NEELAKANTA REDDY	ED	1.20	2.10	04
A	NEELAKANTA REDDY	D	1.27	2.10	03

Block Name	Name	Length	Height	NGS	
A	NEELAKANTA REDDY	V	1.00	0.60	17
A	NEELAKANTA REDDY	W	1.09	1.20	02
A	NEELAKANTA REDDY	W	1.50	1.20	08
A	NEELAKANTA REDDY	W	1.50	1.40	54
A	NEELAKANTA REDDY	W	2.52	1.20	02
A	NEELAKANTA REDDY	W	3.95	2.00	02



DETAIL OF RAIN WATER HARVESTING STRUCTURE



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

- The sanction is accorded for:
 - Consisting of Block - A (NEELAKANTA REDDY) Wing - A-1 (NEELAKANTA REDDY) Consists of BASEMENT, GF, 2/F.
 - The sanction is accorded for Professional Office A (NEELAKANTA REDDY) with Hotel Plot Resi development only. The use of the building shall not deviate to any other use.
 - Parking reserved in the plan should not be converted for any other purpose.
 - Development charges towards the capacity of water supply, sanitary and power main has to be paid to BWSBS and BESCOM only.
 - Necessary details for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - The applicant shall INSURE all workmen involved in the construction work against any accident (unavoidable 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 / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
 - The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E&D) code leaving 3.00 mts. from the building within the premises.
 - The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of electrical equipment and also to make provision for telecom services as per bye-law No. 25.
 - 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.
 - 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.
 - No 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) under sub-section (A) (a) to (h).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - On completion of foundation or loadings before erection of walls on the foundation and in the case of column structures before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
 - Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after the completion shall apply for permission to occupy the building.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - Drinking water supplied by BWSBS should not be used for the construction activity 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 10(a).
 - No 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) under sub-section (A) (a) to (h).
 - The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. 10 1993-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
 - The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule XI (Bye-law - 31) of Building bye-laws 2003 shall be ensured.
 - The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / tenants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
 - The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide S.I. No. 23, 24, 25 & 26 are provided in the building.
 - The applicant shall ensure that no inconsequential is allowed to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
 - Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit - 1 kg capacity installed at site for re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
 - The structures with basements shall be designed for structural stability and safety to ensure soil stabilization during the course of excavation for basements with adequate retaining walls and lagging structure for the safety of the structure as well as neighboring property, public roads and footpaths and besides ensuring safety of workmen and general public by erecting safe barricades.
- Sufficient two wheeler parking shall be provided as per requirement.
- Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Consultant Authority if necessary.
- 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.
- The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Department every year.
- The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspector every two years with due inspection by the department regarding working condition of Electrical installation / Lifts etc. The certificate should be produced to the BEMM and shall get the renewal of the permission issued once in Two years.
- 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.
- 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, Standing Orders and Policy Orders of the BEMM.
- The construction or reconstruction of a building shall be completed within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BEMM (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 laying of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
- 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.
- 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.
- 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.
- No 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) under sub-section (A) (a) to (h).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or loadings before erection of walls on the foundation and in the case of column structures before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after the completion shall apply for permission to occupy the building.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSBS should not be used for the construction activity of the building.
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Color Notes	
Color Index	Plot Boundary
	ABUTTING ROAD
	PROPOSED WORK (COVERAGE AREA)
	EXISTING (To be retained)
	EXISTING (To be demolished)

AREA STATEMENT (BEMM)	VERSION NO. 1.0.2
PROJECT DETAIL:	VERSION DATE: 21/11/2020
Authority: BEMM	Plot Use: Commercial
Toward No: PUD/28/400-21	Plot Sub/Use: Professional Office
Application Type: General	Land Use Zone: Residential (Mixed)
Proposed Building Permission	Plot/Sub Plot No.: NO 171, NEW NO 11
Nature of Sanction: NEW	City Survey No.: NO 171, NEW NO 11
Location: BANGI	REG No. (As per Khasra Extract): 38-4-11
Building Line Specified as per Z.P.N.A	Locality / Street of the property: 18TH CROSS ROAD, MROOR LAYOUT, MARENAHALLI, BANGALORE
Zone: West	
Ward: Ward-125	
Planning District: 102-Majestic	
AREA DETAILS:	
AREA OF PLOT (Minimum)	50.00 Mt.
NET AREA OF PLOT (A)	501.69
(A Deductions)	501.69
COVERAGE CHECK	
Permissible Coverage area (65.00 %)	326.10
Proposed Coverage area (64.08 %)	321.53
Achieved Net coverage area (64.08 %)	321.53
Balance coverage area left (1.91 %)	4.57
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	1128.80
Additional F.A.R. within 10% and 15% for amalgamation plot -)	0.00
Allowable TDR Area (60% of Form FAR)	0.00
Premium FAR for Plot within Impact Zone I -)	1128.80
Total Form FAR area (2.25)	798.96
Residential FAR (21.125 %)	1023.47
Commercial FAR (25.88%)	264.91
Proposed FAR Area	1023.47
Achieved Net FAR Area (2.26)	1023.47
Balance FAR Area (0.21)	106.33
BUILT UP AREA CHECK	
Proposed Builtup Area	1555.47
Substructure Area Add in BUA (Layout Lv)	15.00
Achieved Builtup Area	1470.47

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
H NEELAKANTA REDDY AND H S RAMESH BHS, 16TH CROSS, 1ST STAGE, 1ST PHASE, NEAR SIDAGANGASCHOOL, CHANDRA LAYOUT, BANGALORE

ARCHITECT / ENGINEER / SUPERVISOR'S SIGNATURE
Narayana Swamy 931, 3rd Main Road 3rd Cross, Vijayanagara
BCCBL-5-3-3E-99591-92

PROJECT TITLE
PROPOSED BASEMENT, GROUND-FLOOR, COMMERCIAL, HOSTEL AND RESIDED 171, NEW NO 11, 18TH CROSS ROAD, MARENAHALLI, BANGALORE

DRAWING TITLE
REDDY 18-29-K27-43 COMMERCIAL - A (NEELAKANTA REDDY) with BASEMENT, GF-2/F

SHEET NO : 1

SANCTIONING AUTHORITY :	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.
APPROVING OFFICER	