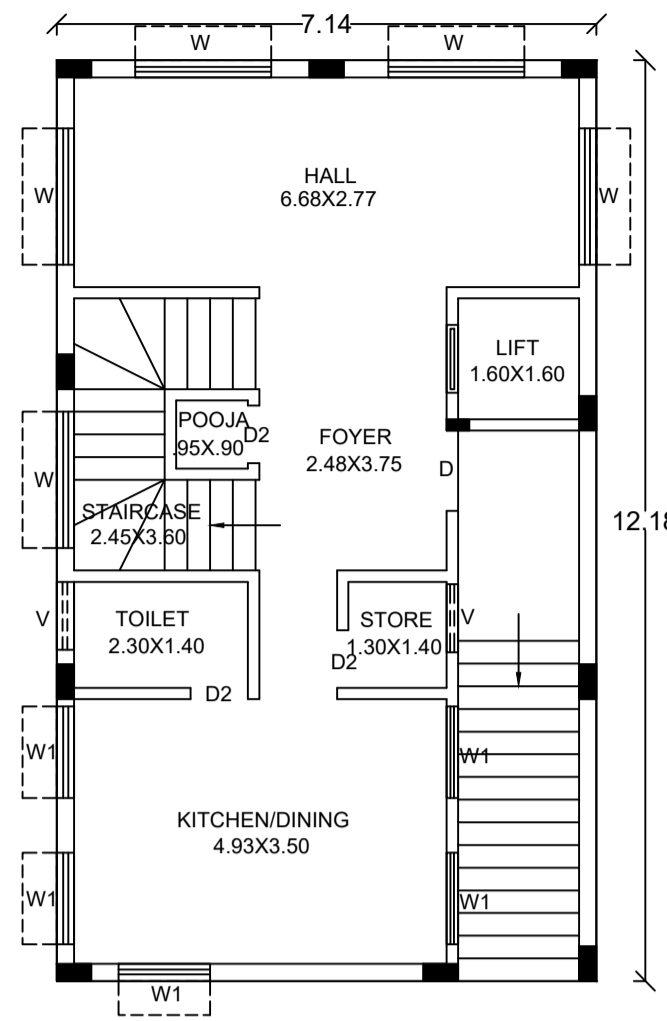
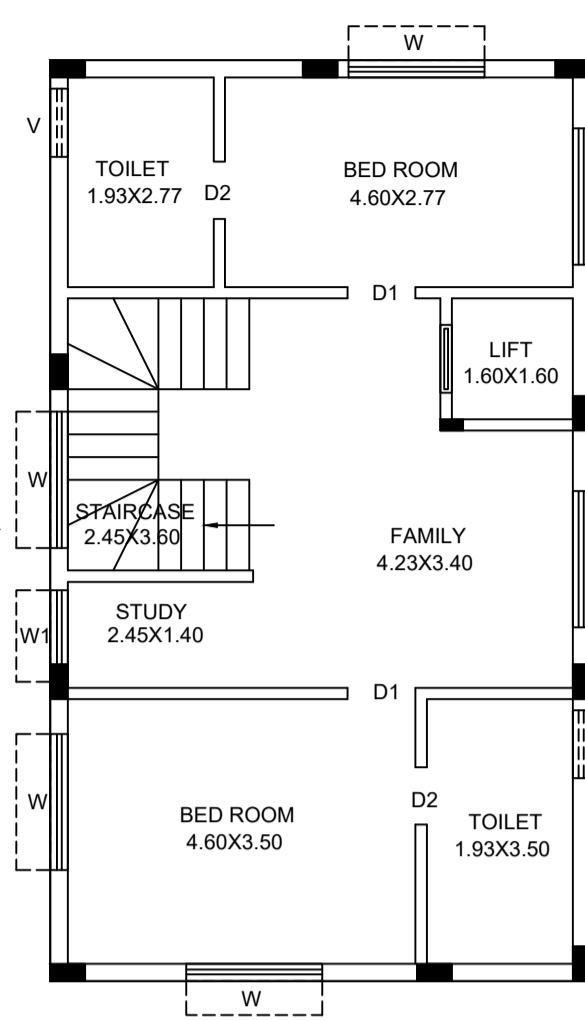


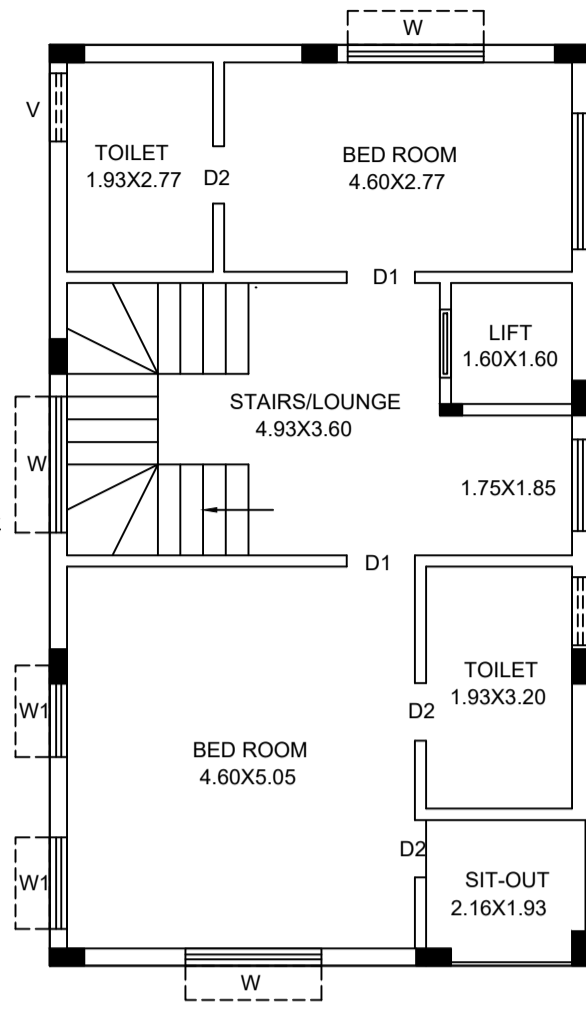
STILT FLOOR PLAN



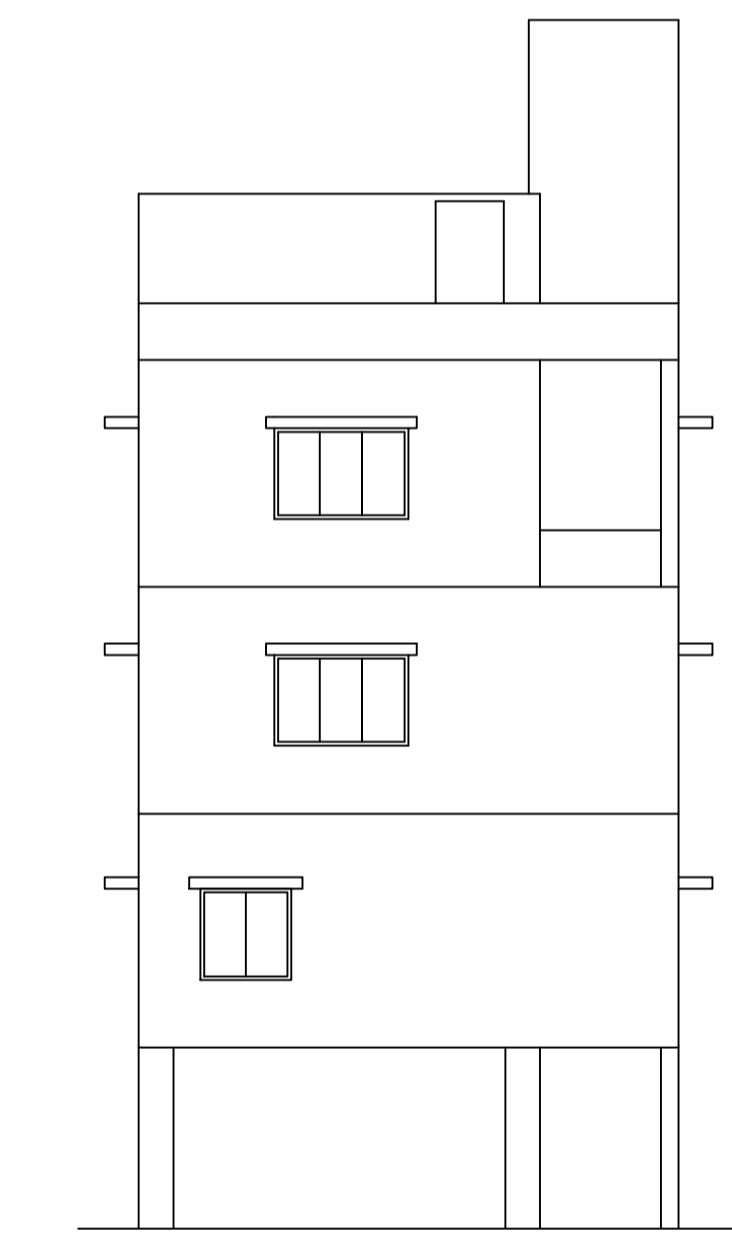
GROUND FLOOR PLAN



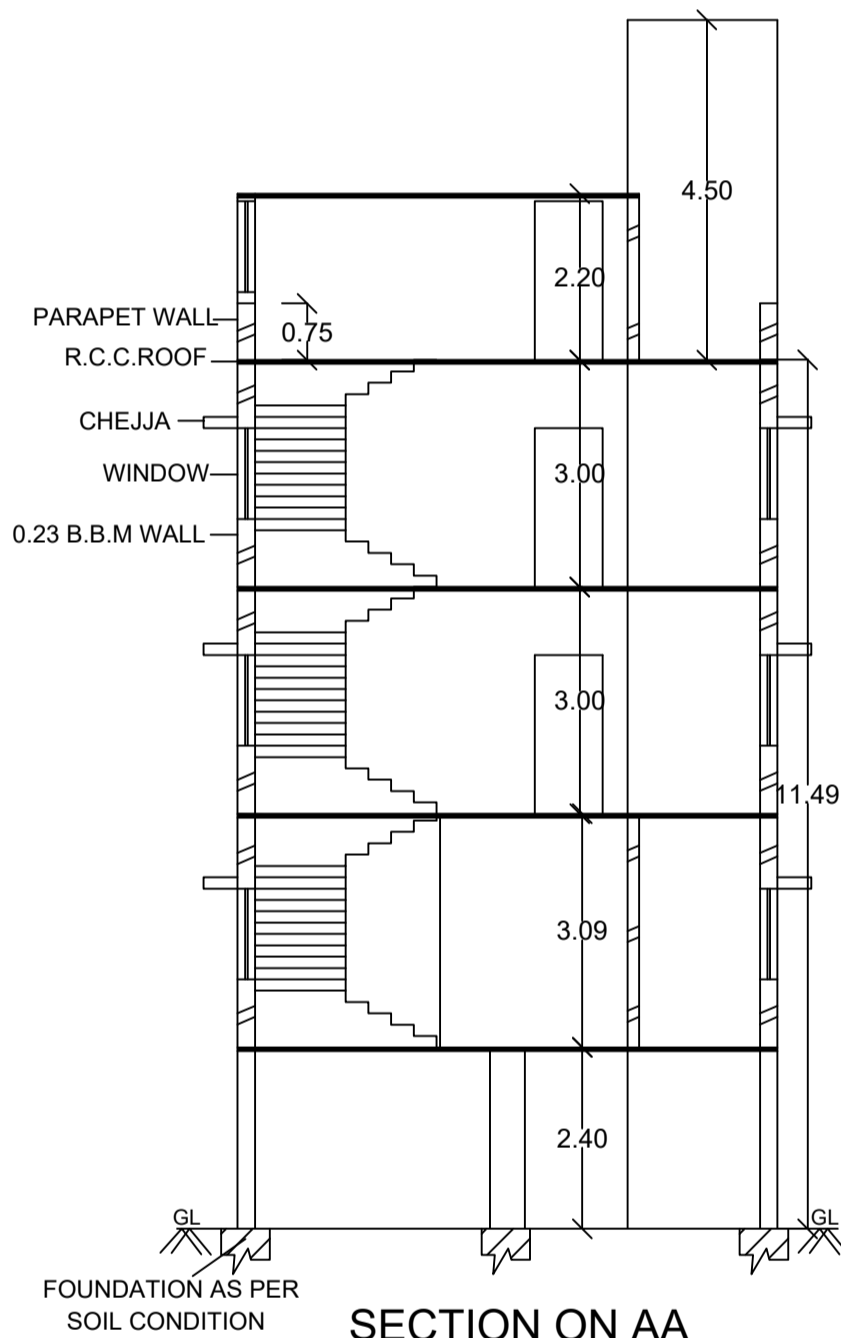
FIRST FLOOR PLAN



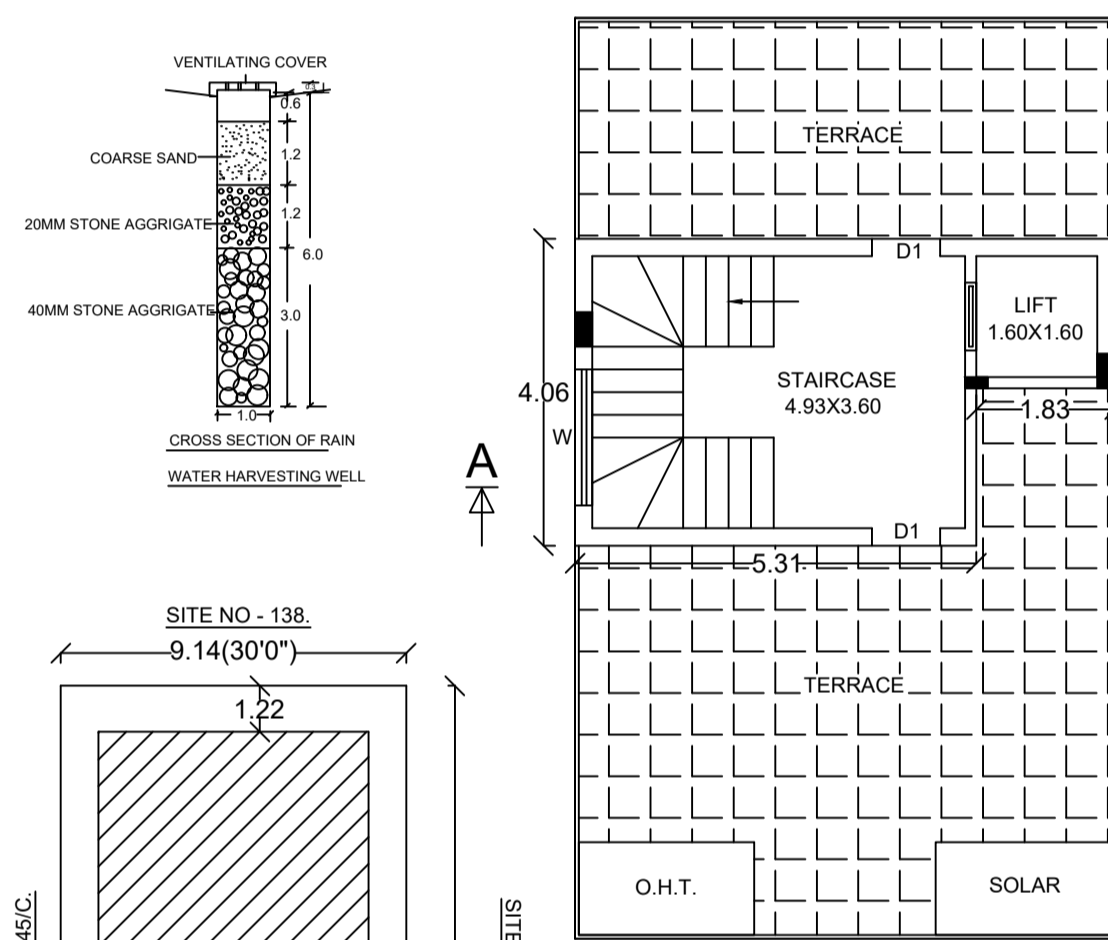
SECOND FLOOR PLAN



ELEVATION

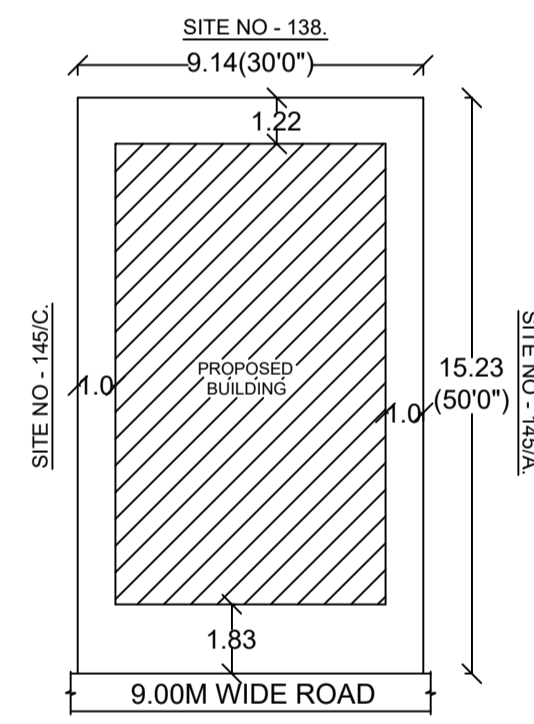


SECTION ON AA



TERRACE FLOOR PLAN

SITE PLAN (Scale 1:200)



Approval Condition :

This Plan Sanction is issued subject to the following conditions :

- The sanction is accorded for a) Consisting of Block - A (RESI) Wing - A-1 (RESI) Consisting of STILT, GF+2UF
- The sanction is accorded for Plotted Resi development A (RESI) only. The use of the building shall not deviate to any other use.
- Car Parking reserved in the plan should 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 BECOM if any.
- Necessary ducts 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 / untoward incidents arising during the time of construction.
- 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 telecom equipment and also to make provisions 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.
- 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 1(4) (b) to (k).
- 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.
- The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- In case of Development plan, the applicant shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sqm of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
- Also see, building licence for special conditions, if any. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadagi Hoodke) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

- 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 Competent 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 empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
- The Owner / Association of high rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP 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 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.
- The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (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 footing 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.
- The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- In case of Development plan, the applicant shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sqm of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
- Also see, building licence for special conditions, if any. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadagi Hoodke) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

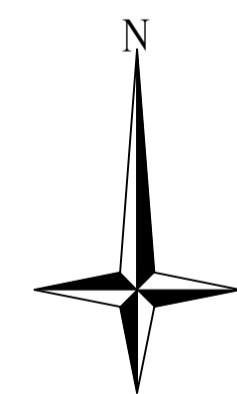
Note: Earlier plan sanction vide L.P No. _____ dated: _____ is deemed cancelled. The modified plans are approved in accordance with the acceptance for approval by the Assistant director of town planning (WEST) on date: 25/08/2020. Vide Ip number : _____ BBMP/Ad.Com./WST/0238/20-2 subject to terms and conditions laid down along with this modified 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 (WEST) _____

BHRUHAT BENGALURU MAHANAGARA PALIKE

Name : VEERESH ALADAKATTI
Designation : Assistant Director Town Planning (ADTP)
Organization : BHRUHAT BANGALORE MAHANAGARA PALIKE.
Date : 23-Oct-2020 13: 48:45



Color Notes

COLOR INDEX

PLLOT BOUNDARY	_____
EXISTING STREET	_____
FUTURE STREET	_____
PERM. BUILDING LINE	_____
EXISTING (To be retained)	_____
EXISTING (To be demolished)	_____

SCALE : 1:100

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.13
Authority: BBMP	VERSION DATE: 12/09/2017
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No. BBMP/Ad.Com./WST/0238/20-21	Plot SubUse: Plotted Resi development
Application Type: Suvarna Parvangi	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 9/4(OLD NO-145/B)
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 9/4(OLD NO-145/B)
Location: RING-II	PID No. (As per Khata Extract): 14-9-9/4
Zone: West	Locality / Street of the property: NO-9/4(OLD NO-145/B), 5TH CROSS ROAD, 1ST 'N' BLOCK, RAJAJINAGAR, NAGAPURA, WARD NO-67, BANGALORE.
Ward: Ward-067	
Planning District: 213-Rajaji Nagar	
AREA DETAILS:	SQ. MT.
NET AREA OF PLOT (Minimum)	(A) 139.20
NET AREA OF PLOT (A-Deductions)	(A-Deductions) 139.20
COVERAGE CHECK	
Permissible Coverage area (75.00 %)	104.40
Proposed Coverage Area (62.48 %)	86.97
Achieved Net coverage area (62.48 %)	86.97
Balance coverage area left (12.52 %)	17.43
Permissible F.A.R. as per zoning regulation 2015 (1.75)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (1.75)	243.60
Residential FAR (96.76%)	215.11
Proposed FAR Area	222.31
Achieved Net FAR Area (1.60)	222.31
Balance FAR Area (0.15)	21.29
BUILT UP AREA CHECK	
Proposed BuiltUp Area	375.62
Achieved BuiltUp Area	375.62

Approval Date : 08/25/2020 3:54:24 PM

Payment Details

Sr.No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/8590/CH/20-21	BBMP/8590/CH/20-21	1707.12	Online	10836381669	08/05/2020 6:20:01 PM	-
	No.			Head	Amount (INR)		Remark
	1			Scrutiny Fee	1707.12	-	

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tmt (No.)
		StairCase	Lift	Lift Machine	Void	Parking	Resi.			
Terrace Floor	27.74	25.18	0.00	2.56	0.00	0.00	0.00	0.00	00	
Second Floor	86.97	0.00	2.56	0.00	8.82	0.00	75.59	75.59	00	
First Floor	86.97	0.00	2.56	0.00	8.82	0.00	75.59	75.59	00	
Ground Floor	86.97	0.00	2.56	0.00	20.47	0.00	63.94	63.94	01	
Stilt Floor	86.97	0.00	2.56	0.00	0.00	77.21	0.00	7.20	00	
Total	375.62	25.18	10.24	2.56	38.11	77.21	215.12	222.32	01	
Total Number of Same Blocks :	1									
Total:	375.62	25.18	10.24	2.56	38.11	77.21	215.12	222.32	01	

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D2	0.76	2.10	06
A (RESI)	D1	0.90	2.10	05
A (RESI)	D	1.06	2.10	01

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	W3	0.90	1.20	06
A (RESI)	W1	1.21	1.20	09
A (RESI)	W	1.80	1.20	17

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpel Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	215.11	215.11	4	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	5	0
SECOND FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	5	0
Total:			215.11	215.11	14	1

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESI)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R

Block Name	Type	SubUse	Area (Sq.mt.)	Units	Car			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESI)	Residential	Plotted Resi development	50 - 225	1	-	1	1	-
Total :				-	-	-	1	1

Vehicle Type	Reqd.	Achieved
No.		Area (Sq.mt.)
Car	1	13.75
Total Car	1	13.75
TwoWheeler	-	0.00
Other Parking	-	63.46
Total	27.50	77.21

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tmt (No.)
			StairCase	Lift	Lift Machine	Void	Parking	Resi.			
A (RESI)	1	375.62	25.18	10.24	2.56	38.11	77.21	215.12	222.32	01	
Grand Total:	1	375.62	25.18	10.24	2.56	38.11	77.21	215.12	222.32	1.00	