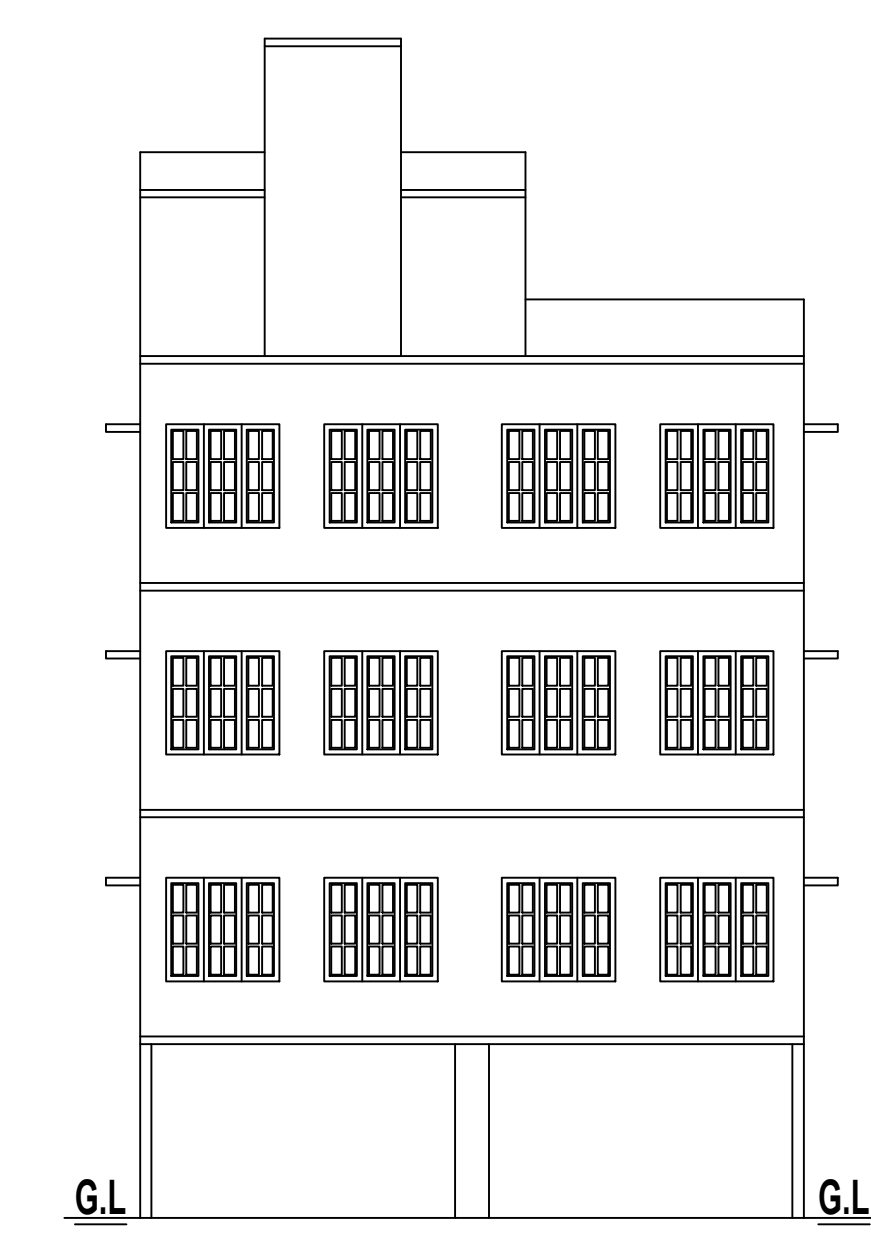
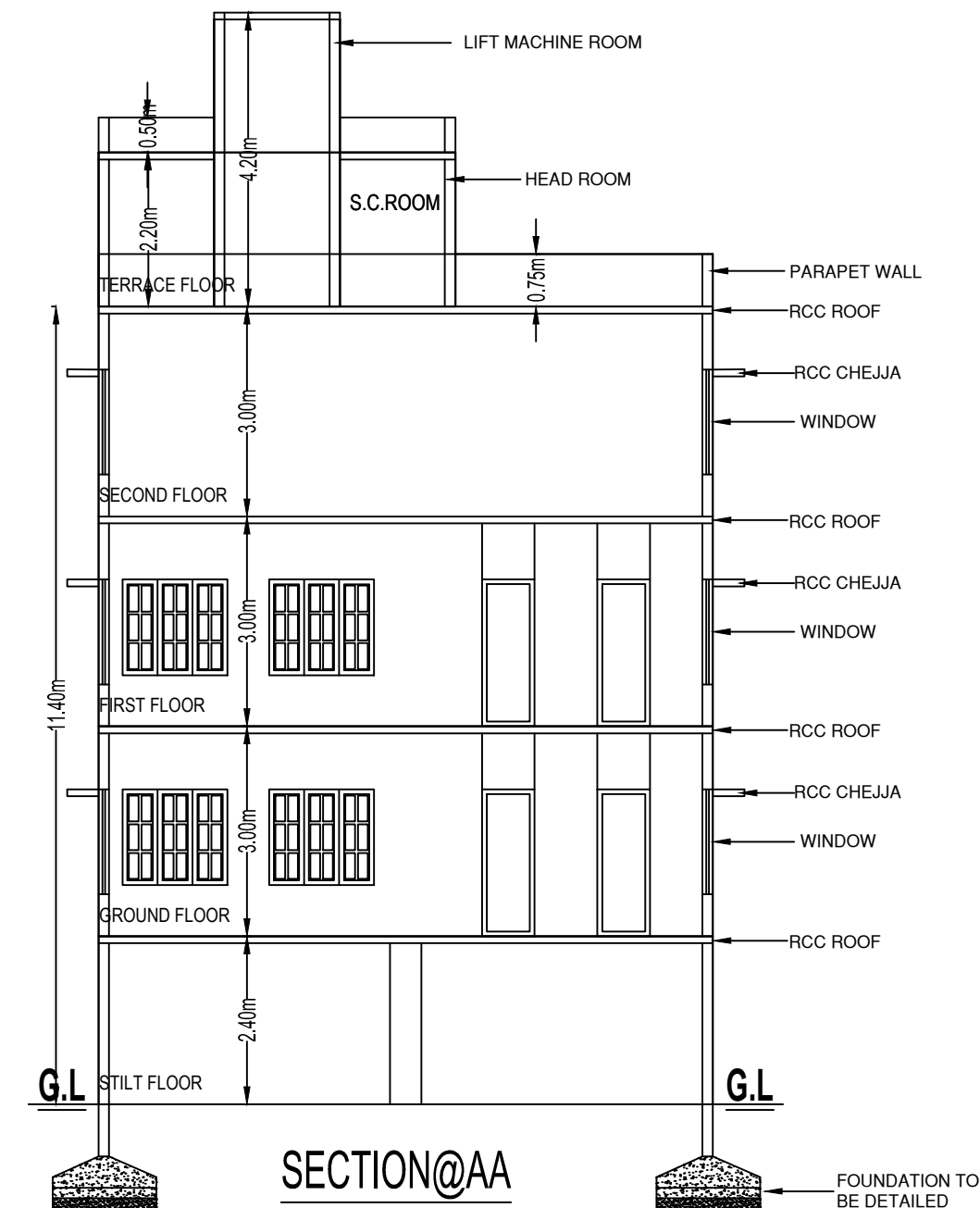


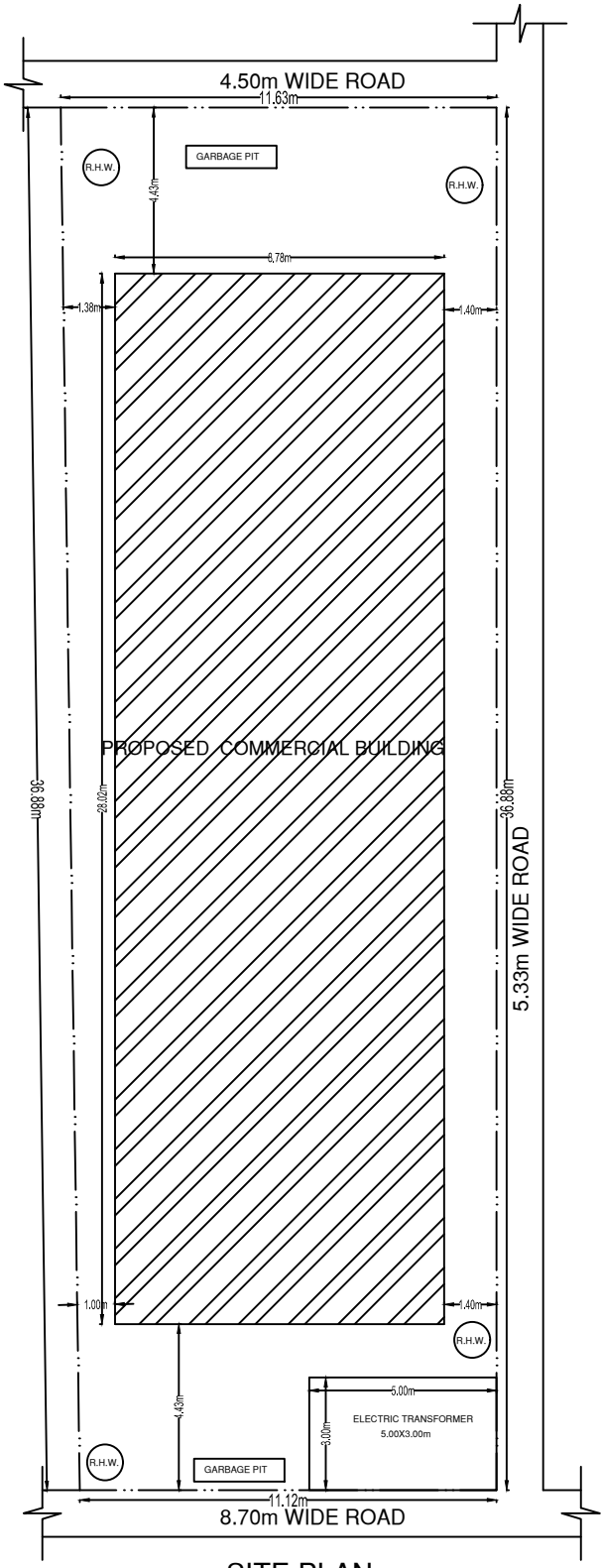
PROPOSED STILT FLOOR PLAN



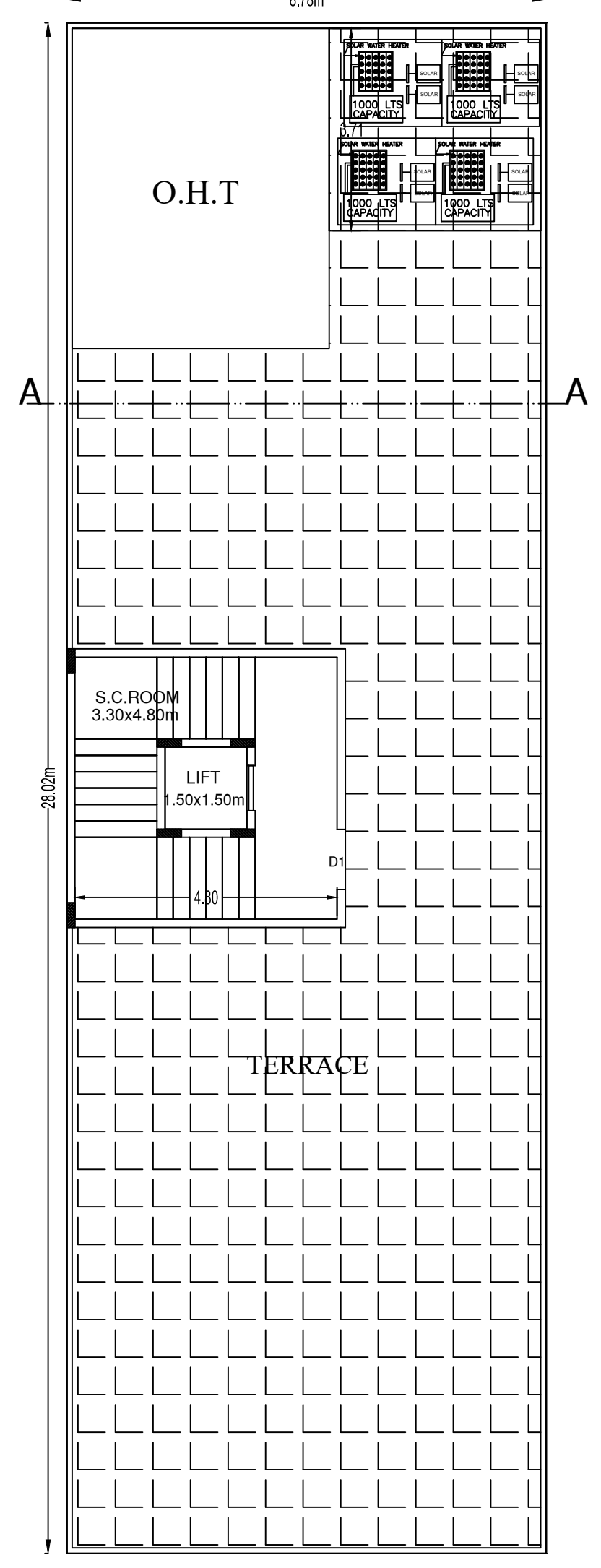
ELEVATION



SECTION@AA



PROPOSED TERRACE FLOOR PLAN



Floor Name	Total Built Up Area (Sq.m.)					Deductions (Area in Sq.m.)		Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Trmt (No.)
	StairCase	Lift	Lift Machine	Parking	Resi.	Commercial				
Terrace	25.29	23.04	0.00	2.25	0.00	0.00	0.00	0.00	0.00	00
Second Floor	246.05	20.79	2.25	0.00	0.00	223.01	0.00	223.01	01	
First Floor	246.05	20.79	2.25	0.00	0.00	223.01	0.00	223.01	01	
Ground Floor	246.05	20.79	2.25	0.00	0.00	223.01	0.00	223.01	01	
Stilt Floor	246.05	10.80	2.25	0.00	233.00	0.00	0.00	233.00	00	
Total:	1009.49	96.21	9.00	2.25	233.00	223.01	446.02	669.03	01	

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
AT (COMMERCIAL AND HOSTEL BUILDING)	D2	0.75	2.10	10
AT (COMMERCIAL AND HOSTEL BUILDING)	D1	0.91	2.10	06
AT (COMMERCIAL AND HOSTEL BUILDING)	ED	1.05	2.10	02
AT (COMMERCIAL AND HOSTEL BUILDING)	MD	1.05	2.10	01

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
AT (COMMERCIAL AND HOSTEL BUILDING)	V	1.20	1.20	10
AT (COMMERCIAL AND HOSTEL BUILDING)	W	1.50	1.20	85
AT (COMMERCIAL AND HOSTEL BUILDING)	W	2.36	1.20	01

FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenament
GROUND FLOOR	SPLIT TENEMENT	OFFICE	243.80	232.85	3	1
FIRST FLOOR	SPLIT TENEMENT	OFFICE	243.80	232.85	3	1
SECOND FLOOR	SPLIT TENEMENT	FLAT	243.80	232.85	13	1
Total:	-	-	731.40	698.55	19	3

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category	No. of Room
AT (COMMERCIAL AND HOSTEL BUILDING)	Residential	Hostel	Bldg upto 11.5 mt. Ht.	R	5

Block Name	Type	SubUse	Area (Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Car Reqd.	Prop.
A1 (COMMERCIAL AND HOSTEL BUILDING)	Commercial	Small Shop	> 0	50	446.02	1	9	-
A1 (COMMERCIAL AND HOSTEL BUILDING)	Residential	Hostel	> 0	10	-	1	1	-
Total:	-	-	-	-	-	-	10	12

Vehicle Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	10	137.50	12	165.00
Total Car	10	137.50	12	165.00
TwoWheeler	-	27.50	0	0.00
Other Parking	-	-	-	88.00
Total	-	-	-	233.00

Block Name	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.)	Trmt (No.)
A1 (COMMERCIAL AND HOSTEL BUILDING)	1	1009.49	96.21	233.00	223.01	446.02
Grand Total:	1	1009.49	96.21	233.00	223.01	446.02

- Approval Condition :
- This Plan Sanction is issued subject to the following conditions :
- The sanction is accorded for a) Consisting of Block - A1 (COMMERCIAL AND HOSTEL BUILDING) Wing - A1-1 (COMMERCIAL AND HOSTEL BUILDING) Consisting of STILT, GF+2UF.
 - The sanction is accorded for Hostel A1 (COMMERCIAL AND HOSTEL BUILDING) with Small Shop only. The use of the building shall not deviate to any other use.
 - Car Parking reserved in the plan shall 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 ESCOMM any.
 - Necessary ducts for running telephone cables, cubicles 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 /unwarranted incidents arising during the time of construction.
 - The applicant /builder is prohibited from selling the setback area /open spaces and the common facility areas, which shall be removed and transported to near by dumping yard.
 - The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C. IS&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.
 - 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. 36) under sub-section IV-B (b) to (k).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - On completion of foundation or footings before erection of walls on the foundation and in the case of common structure 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 its 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 BWSSB 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 32(a).
 - 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. IS 1885-2002 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-laws - 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 /servants / 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. No. 23, 24, 25 & 26 are provided in the building.
 - The applicant shall ensure that no nuisance is caused 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 its 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 for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

The plans are approved in accordance with the acceptance for approval by the Assistant director of town planning (WEST) on date: 09/11/2020. Vide lp number : BBMP/AD.COM./WST/0998/19-20 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 (WEST)
BHRUHAT BENGALURU MAHANAGARA PALIKE

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.15
PROJECT DETAIL:	VERSION DATE: 08/08/2020
Authority: BBMP	Plot Use: Commercial
Inward No: BBMP/AD.Com./WST/0998/19-20	Plot SubUse: Hostel
Application Type: General	Land Use Zone: Commercial (Central)
Proposed Type: Building Permission	Plot/Sub-Plot No: 41
Nature of Sanction: NEW	PID No. (As per Khata Extract): 30-13-41
Location: RING-I	Locality / Street of the property: KADDI VENKANACHAR STREET BANGALORE
Building Line Specified as per Z/R: NA	
Zone: West	
Ward: Ward-139	
Planning District: 101-Peeta	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 419.51
NET AREA OF PLOT	(A-Deductions) 419.51
COVERGEGE CHECK:	
Permissible Coverage area (75.00 %)	314.63
Proposed Coverage Area (58.65 %)	246.05
Achieved Net coverage area (58.65 %)	246.05
Balance coverage area left (16.35 %)	68.58
FAR CHECK:	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	1048.78
Additional F.A.R. within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.50)	1048.78
Residential FAR (33.33%)	223.01
Commercial FAR (66.67%)	446.02
Proposed FAR Area	669.02
Achieved Net FAR Area (1.59)	669.02
Balance FAR Area (0.91)	379.76
BUILT UP AREA CHECK:	
Proposed BuiltUp Area	1009.49
Substructure Area Asst in BUA (Layout Lev)	15.00
Achieved BuiltUp Area	1024.49

Approval Date : 11/09/2020 5:30:00 PM

Payment Details

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/30/25CH/19-20	BBMP/30/25CH/19-20	18792.54	Online	940074773	12/12/2019 6:20:02 PM	-
	No.			Head	Amount (INR)		Remark
	1			Subsidy Fee	18792.54		

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
1.Sri.M.NUSRATHULLA SHARIEF & OTHERS 26,COCK BURN ROAD,SHIVAJINAGAR. BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
vidya NS #4,Next To Lakshmi Medical,Nagasheththalli Bus Stop,Nagasheththalli,Bangalore // 2017-18

PROJECT TITLE :
PLAN SHOWING THE PROPOSED COMMERCIAL & HOSTEL BUILDING @ SITE NO. 41,KADDI VENKANACHAR STREET BANGALORE IN WARD NO-139(P.I.D-30-13-41)

DRAWING TITLE :
602465759-05-12-2019
11-32-385_5SRI M NUSRATHULLA SHARIEF ONLINE :: A1 (COMMERCIAL AND HOSTEL BUILDING) with STILT, GF+2UF

SHEET NO : 1