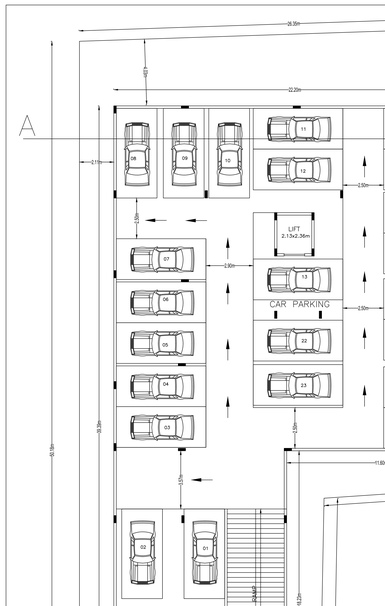
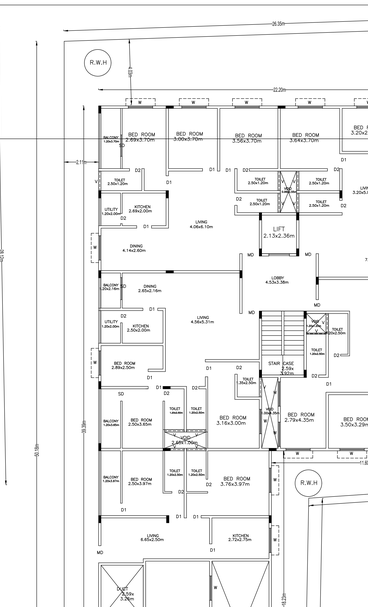
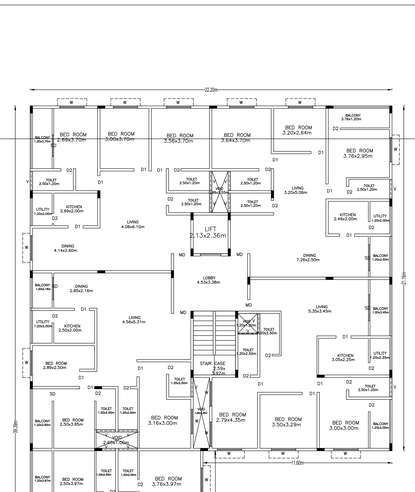


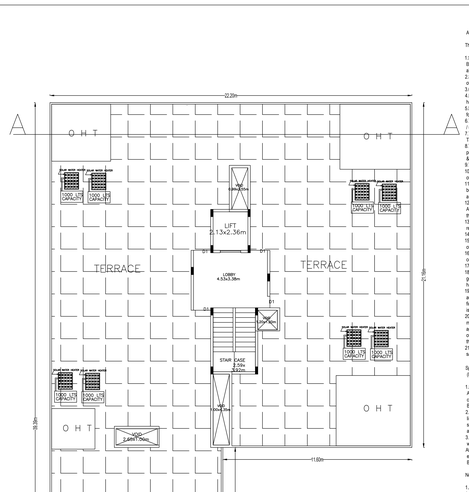
PROPOSED BASEMENT FLOOR PLAN



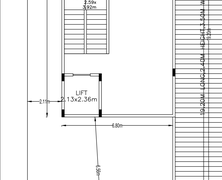
PROPOSED GROUND FLOOR PLAN



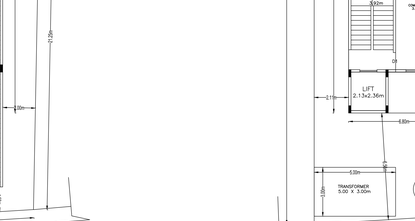
PROPOSED TYPICAL FIRST SECOND & THIRD FLOOR



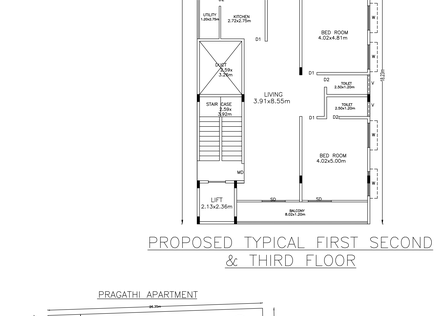
PROPOSED TERRACE FLOOR PLAN



ELEVATION



SECTION @ A–A



SITE PLAN
(SCALE–1:200)

Block :A0 (COMMERCIAL AND RESIDENTIAL BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StarCase	Lift	Lift Machine	Duct	Void	Ramp	Parking	Resi.	Commercial	Stair		
Terrace Floor	48.84	38.77	0.00	10.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
First Floor	663.06	0.00	10.07	0.00	8.45	34.33	0.00	0.00	610.21	0.00	0.00	610.21	05
Second Floor	663.06	0.00	10.07	0.00	8.45	34.33	0.00	0.00	610.21	0.00	0.00	610.21	05
First Floor	663.06	0.00	10.07	0.00	8.45	34.33	0.00	0.00	610.21	0.00	0.00	610.21	05
Ground Floor	641.99	0.00	10.07	0.00	8.45	65.14	0.00	0.00	522.43	35.90	0.00	558.33	05
Stilt Floor	730.26	0.00	10.07	0.00	0.00	67.20	642.84	0.00	0.00	10.15	10.15	00
Total:	3410.27	38.77	50.35	10.07	33.80	168.13	67.20	642.84	2353.06	35.90	10.15	2399.11	20
Total Number of Same Blocks	1												
Total:	3410.27	38.77	50.35	10.07	33.80	168.13	67.20	642.84	2353.06	35.90	10.15	2399.11	20

UnitBUA Table for Block :A0 (COMMERCIAL AND RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CFAR-213	OFFICE	35.90	34.45	1	6
	GF-01	FLAT	107.49	102.66	7	
	GF-02	FLAT	108.54	103.54	7	
	GF-03	FLAT	104.35	100.10	7	
	GF-04	FLAT	102.84	98.88	7	
	GF-05	FLAT	72.55	68.86	5	
TYPICAL - 1, 2,3 FLOOR PLAN	FF-01	FLAT	107.49	102.66	7	15
	FF-02	FLAT	108.54	103.54	7	
	FF-03	FLAT	104.35	100.10	7	
	FF-04	FLAT	102.84	98.88	7	
	FF-05	FLAT	107.55	106.69	9	
Total:	-	-	2304.03	2194.14	145	21

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A0 (COMMERCIAL AND RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	20	-
	Commercial	Small Shop	> 0	50	36.90	1	1	-
	Total :	-	-	-	-	-	21	23

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	21	399.75	23	318.25
Visitor's Car Parking	2	27.50	0	0.00
Total Car	23	319.25	23	318.25
Two\Wheeler	-	41.25	0	0.00
Other Parking	-	-	-	326.59
Total :	-	357.50	-	642.84

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A0 (COMMERCIAL AND RESIDENTIAL BUILDING)	Residential	Apartment	Bldg upto 11.5 mt. Ht.	R

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StarCase	Lift	Lift Machine	Duct	Void	Ramp	Parking	Resi.	Commercial	Stair			
A0 (COMMERCIAL AND RESIDENTIAL BUILDING)	1	3410.27	38.77	50.35	10.07	33.80	168.13	67.20	642.84	2353.06	35.90	10.15	2399.11	20
Grand Total:	1	3410.27	38.77	50.35	10.07	33.80	168.13	67.20	642.84	2353.06	35.90	10.15	2399.11	20.00

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Commercial/Residential Building at 81 , 4th MAIN ROAD MALLESHWARAM ,BANGALORE.
a) Consist of 1Ground + 1Ground + 3 only
2.Sanction is accorded for Commercial/ Residential use only. The use of the building shall not be deviated to any other use.
3.642.84 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 / unforeseen incidents arising during the time of construction.
7.The applicant shall not store or place any building materials or 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 number assigned by the Corporation shall be displayed and 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. 3.8) 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 columns/ structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
16.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
17.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
18.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).
19.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 if the professional if the same is repeated for the third time.
20.The Architect / Engineer / Professional responsible for supervision of work shall not shall not knowingly and voluntarily deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner a 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.
21.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 (Housing/Hoodike) Letter No. LD05LET2013, 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 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.
3.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 :

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.Owner/ builder is 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.

SCALE : 1:100

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)

	VERSION NO. : 1.0.11
	VERSION DATE: 01/11/2018

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Commercial
Inward_No:	Plot SubUse: Apartment
BBMP/Ad.Com./WEST/284/19-20	
Application Type: General	Land Use Zone: Residential (Mixed)
Proposal Type: Building Permission	Plot/Sub Plot No.: 81
Nature of Sanction: New	Khata No. (As per Khata Extract): 7-3-81
Location: Ring-II	Locality / Street of the property: 4th MAIN ROAD MALLESHWARAM ,BANGALORE
Building Line Specified as per Z.R: NA	
Zone: West	
Ward: Ward-065	
Planning District: 213-Malleswaram	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1073.81
NET AREA OF PLOT	(A-Deductions)	1073.81
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		697.97
Proposed Coverage Area (59.79 %)		642.02
Achieved Net coverage area (59.79 %)		642.02
Balance coverage area left (5.21 %)		55.97
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.2.25)		2416.06
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 (2.25)		2416.06
Residential FAR (56.08%)		2353.05
Commercial FAR (1.92%)		35.90
Proposed FAR Area		2388.95
Achieved Net FAR Area (2.23)		2399.10
Balance FAR Area (0.02)		16.96
BUILT UP AREA CHECK		
Proposed BuiltUp Area		3410.27
Substructure Area Add in BUA (Layout Lvl)		14.99
Achieved BuiltUp Area		3425.26

Approval Date : 05/06/2020 12:36:17 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/4372/CH/19-20	BBMP/4372/CH/19-20	63001	Online	10078466361 8	02/29/2020 12:26:01 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			63001	-	

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (WEST) on date: 06/05/2020 vide lp number: BBMP/Ad.Com./WEST/284/19-20 subject to terms and conditions laid down along with this building plan approval.

Validity of this approval is two years from the date of issue.

Name : RAMESH V
Designation : Assistant Director Town Planning (NORTH)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 29-May-2020 02:54:06

ASSISTANT DIRECTOR OF TOWN PLANNING (WEST)

BHRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Sri.VINAYA KRISHNA H.V JD & GPA HOLDER
M/s. NAGA CONSTRUCTIONS SRI.G.SELVA KUMAR #143/A/128,SOU TEACHER COLONY ,ANUPPANDI,MEDURAI SOUTH,MUNICHALAI ROAD,MADURAI,TAMIL NADU

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
vidya NS #4,Next To Lakshmi Medical,Nagashettihalli Bus Stop,Nagashettihalli,Bangalore
/A-2817/2017-18

PROJECT TITLE :
PLAN SHOWING THE PROPOSED COMMERICAL / RESIDENTIAL BUILDING @ SITE NO.81, SITUATED AT 4th MAIN ROAD MALLESHWARAM,BANGALORE IN WARD NO.65 (P.I.D NO.7-3-81).

DRAWING TITLE : 1315580589-28-02-2020 05-45-38_SNAGA

SHEET NO : 1

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

UserDefinedMetric (700.00 x 600.00MM)