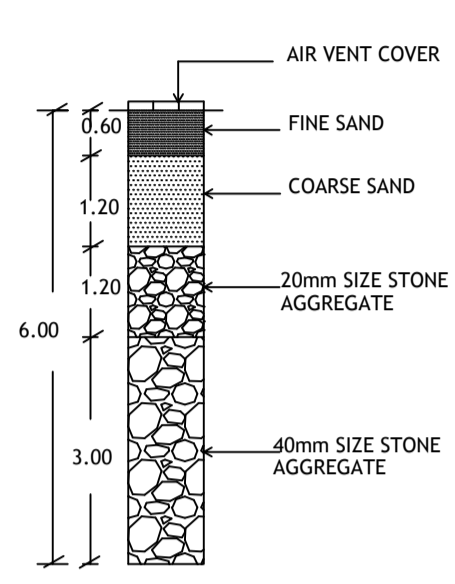
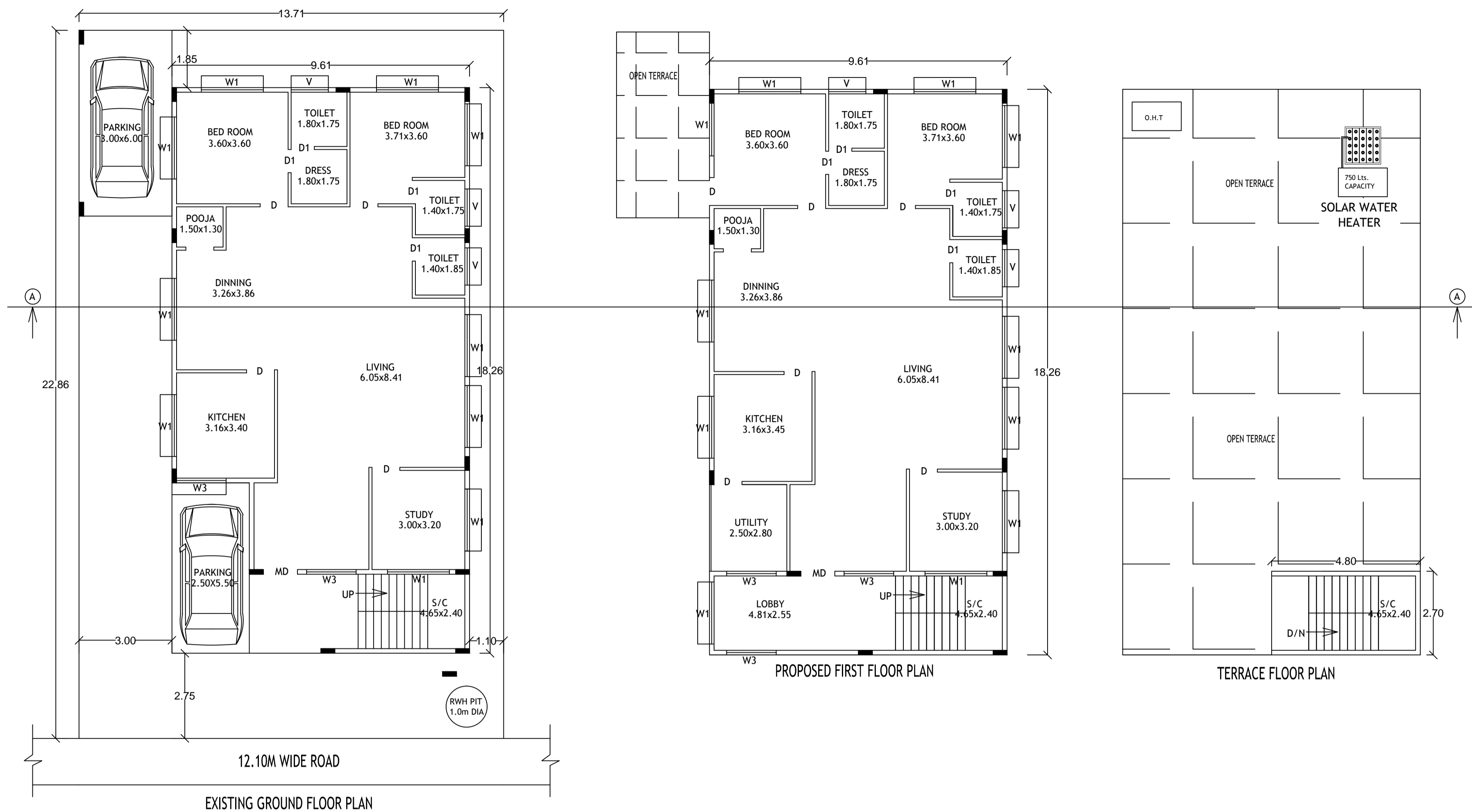


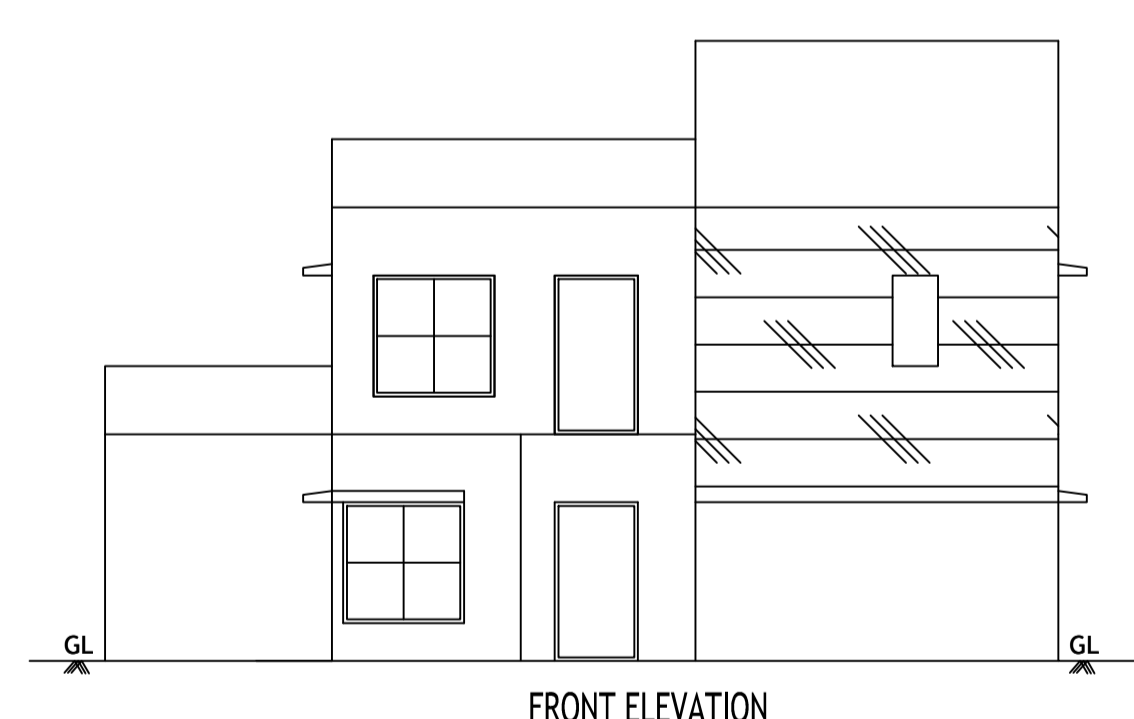
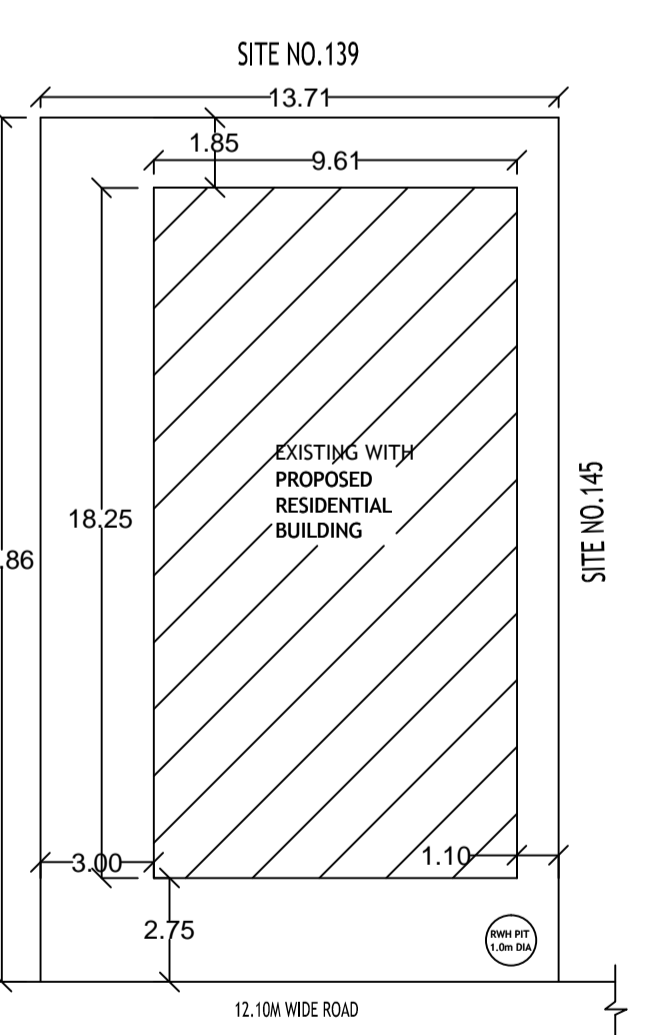


Color Notes

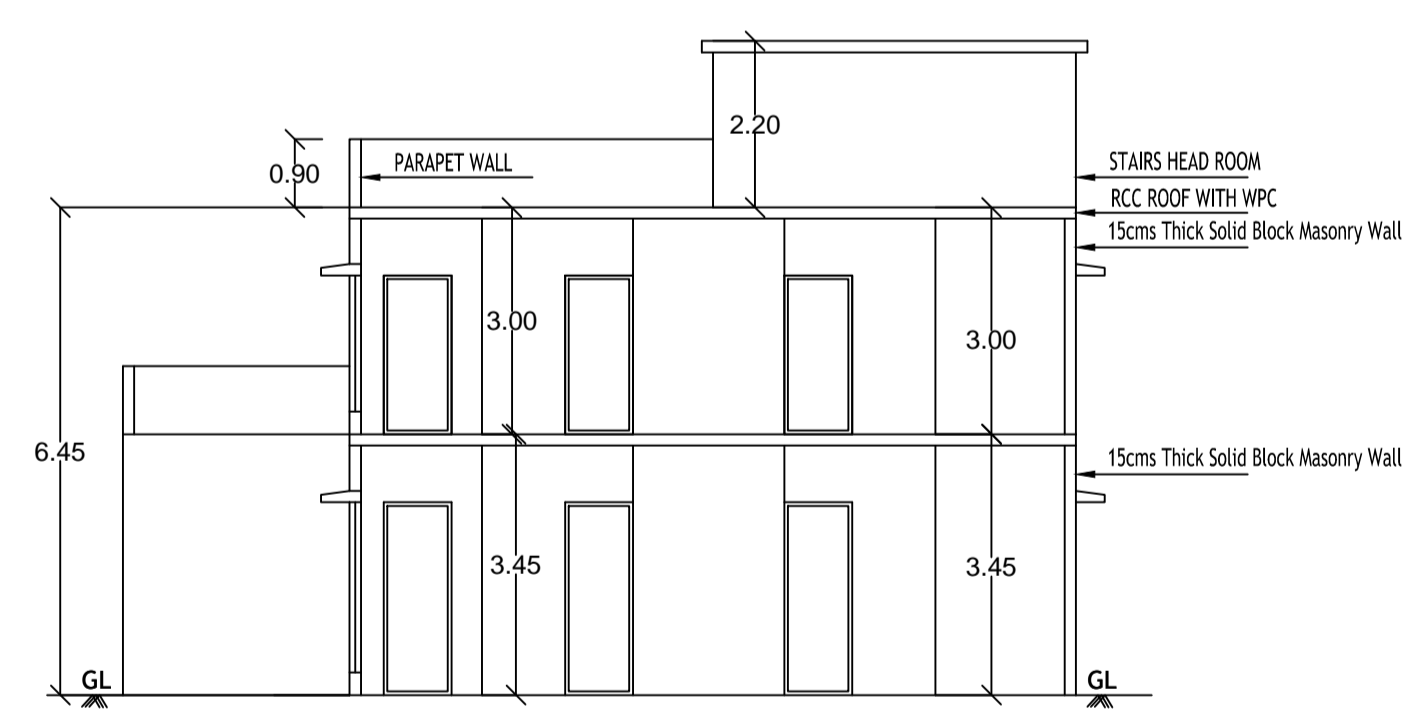
| COLOR INDEX | |
|-------------------------------|-----|
| PLOT BOUNDARY | --- |
| ABUTTING ROAD | --- |
| PROPOSED WORK (COVERAGE AREA) | --- |
| EXISTING (To be retained) | --- |
| EXISTING (To be demolished) | --- |



C/S OF RWH PIT



FRONT ELEVATION



SECTION ON A-A

Approval Condition :

- This Plan Sanction is issued subject to the following conditions :
- The sanction is accorded for:
 - Consisting of Block - A (A) Wing - A - I (A) Consisting of GF + LUP.
 - The sanction is accorded for Plotted Resi development A (A) 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 BESCOM 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 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 5.0 x 3.55 m in the basement for the 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.
 - Permit 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 he/she fails to comply with the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of 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.
 - The applicant/owner/developer 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 / un/dwelling plan.
 - In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled for special conditions, if any.
 - Also see, building licence for special conditions, if any.
 - Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosabai Hoodegi) Letter No. LD/95/LET/2013, dated: 01-04-2013.

- Two wheel 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 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 / Life etc. The certificate should be produced to the BBMP and shall get the renewal of the permission issued that 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 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 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 / un/dwelling plan.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled for special conditions, if any.
- Also see, building licence for special conditions, if any.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosabai Hoodegi) Letter No. LD/95/LET/2013, dated: 01-04-2013.

- 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.
- 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.
- 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 :
- Accommodation shall be provided for setting up of schools for impairing education to the children of construction workers in the labour camps / construction sites.
 - 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. BBMP will not be responsible for any dispute that may arise in respect of property in question.
 - 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.

FAR & Tenement Details

| Block | No. of Same Bldg | Total Built Up Area (Sq.mt.) | Existing Built Up Area (Sq.mt.) | Proposed Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | Existing FAR Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tenmt (No.) |
|-------------|------------------|------------------------------|---------------------------------|---------------------------------|-----------------------------|----------------------------|----------------------------|-------------------------|-------------|
| A (A) | 1 | 381.90 | 175.48 | 188.43 | 52.00 | 18.00 | 158.77 | 153.13 | 311.90 |
| Grand Total | 1 | 381.90 | 175.48 | 188.43 | 52.00 | 18.00 | 158.77 | 153.13 | 311.90 |

Parking Check (Table 7b)

| Vehicle Type | Reqd. | | Achieved | |
|---------------|-------|---------------|----------|---------------|
| | No. | Area (Sq.mt.) | No. | Area (Sq.mt.) |
| Car | 2 | 27.50 | 2 | 27.50 |
| Total Car | 2 | 27.50 | 2 | 27.50 |
| Two Wheeler | - | 13.75 | 0 | 0.00 |
| Other Parking | - | - | - | 4.25 |
| Total | - | 41.25 | - | 31.75 |

Block Use/Subuse Details

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

Required Parking (Table 7a)

| Block Name | Type | SubUse | Area (Sq.mt.) | Units | | Car | |
|------------|-------------|--------------------------|---------------|-------|-------|-------|-------|
| | | | | Reqd. | Prop. | Reqd. | Prop. |
| A (A) | Residential | Plotted Resi development | 50 - 225 | 1 | - | 1 | 2 |
| Total | - | - | - | - | - | 2 | 2 |

Block - A (A)

| Floor Name | Total Built Up Area (Sq.mt.) | Existing Built Up Area (Sq.mt.) | Proposed Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | Existing FAR Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tenmt (No.) |
|---------------|------------------------------|---------------------------------|---------------------------------|-----------------------------|----------------------------|----------------------------|-------------------------|-------------|
| Terrace Floor | 12.96 | 0.00 | 12.96 | 12.96 | 0.00 | 0.00 | 0.00 | 00 |
| First Floor | 175.47 | 0.00 | 175.47 | 22.34 | 0.00 | 153.13 | 153.13 | 01 |
| Ground Floor | 193.47 | 175.48 | 0.00 | 16.70 | 18.00 | 158.77 | 0.00 | 158.77 |
| Total | 381.90 | 175.48 | 188.43 | 52.00 | 18.00 | 158.77 | 153.13 | 311.90 |

UnitBUA Table for Block - A (A)

| FLOOR | Name | UnitBUA Type | Entity Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|-------------------|------|--------------|-------------|--------------|-------------|--------------|-----------------|
| GROUND FLOOR PLAN | GF1 | FLAT | Existing | 175.48 | 175.48 | 9 | 1 |
| FIRST FLOOR PLAN | GF2 | FLAT | Proposed | 175.48 | 175.48 | 10 | 1 |
| Total | - | - | - | 350.96 | 350.96 | 19 | 2 |

AREA STATEMENT (BBMP)

| PROJECT DETAIL | VERSION NO: 1.0.3 | VERSION DATE: 21/01/2021 |
|--|---|--------------------------|
| Authority: BBMP | Plot Use: Residential | |
| Inward No: FR/2434/21-22 | Plot SubUse: Plotted Resi development | |
| Application Type: Savana Planning | Land Use Zone: Residential (Rm) | |
| Proposal Type: Building Permission | Plot/Sub Plot No.: 02(OLD NO.144) | |
| Nature of Sanction: ADDITION OR EXTENSION | City Survey No.: 02 | |
| Location: RING-II | PID No.: (As per Khata Extract): 36-9-2 | |
| Building Line Specified as per Z.R. NA | Locality / Street of the property: 18th CROSS, C H.B.C.S, VIJAYANAGARA,BANGALORE. | |
| Zone: West | | |
| Ward: Ward-104 | | |
| Planning District: 213-Rajaji Nagar | | |
| AREA DETAILS | | SQ.MT. |
| AREA OF PLOT (Minimum) | (A) | 313.41 |
| NET AREA OF PLOT | (A-Deductions) | 313.41 |
| COVERAGE CHECK | | |
| Permissible Coverage area (15.00 %) | | 235.06 |
| Proposed Coverage Area (61.73 %) | | 193.48 |
| Achieved Net coverage area (61.73 %) | | 193.48 |
| Balance coverage area left (13.27 %) | | 41.58 |
| FAR CHECK | | |
| Permissible FAR as per zoning regulation 2015 (1.75) | | 548.47 |
| Additional FAR within Ring II and III for amalgamated plot (-) | | 0.00 |
| Allowable TOR Area (50% of Perm FAR) | | 0.00 |
| Premium FAR for Plot within Impact Zone (-) | | 0.00 |
| Total Perm. FAR area (1.75) | | 548.47 |
| Existing Residential FAR (49.10%) | | 153.13 |
| Residential FAR (50.90%) | | 158.77 |
| Proposed FAR Area | | 311.91 |
| Achieved Net FAR Area (1.00) | | 311.91 |
| Balance FAR Area (0.75) | | 236.56 |
| BUILT UP AREA CHECK | | |
| Proposed BuiltUp Area | | 381.90 |
| Existing BUJ Area | | 175.48 |
| Achieved BuiltUp Area | | 363.91 |

SCHEDULE OF JOINERY:

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|------------|------|--------|--------|-----|
| A (A) | D1 | 0.75 | 2.10 | 08 |
| A (A) | D | 0.90 | 2.10 | 10 |
| A (A) | MD | 1.10 | 2.10 | 02 |

SCHEDULE OF JOINERY:

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|------------|------|--------|--------|-----|
| A (A) | V | 1.20 | 1.20 | 06 |
| A (A) | W3 | 1.60 | 1.60 | 03 |
| A (A) | W1 | 2.00 | 1.80 | 23 |

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M.K.BHAT 02 (OLD NO.144), 18th CROSS, 8th MAIN, M.C.LAYOUT, VIJAYANAGAR, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

vinoth P

PROJECT TITLE :
EXISTING GROUND FLOOR WITH PROPOSED FIRST FLOOR RESIDENTIAL BUILDING AT SITE NO.02 (OLD NO.144), 18th CROSS ROAD, C H.B.C.S., VIJAYANAGAR,BANGALORE. WARD NO.104, PID NO.36-9-2

DRAWING TITLE : 91896406-16-07-202112-06-055_SMK BHAT

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.

WEST