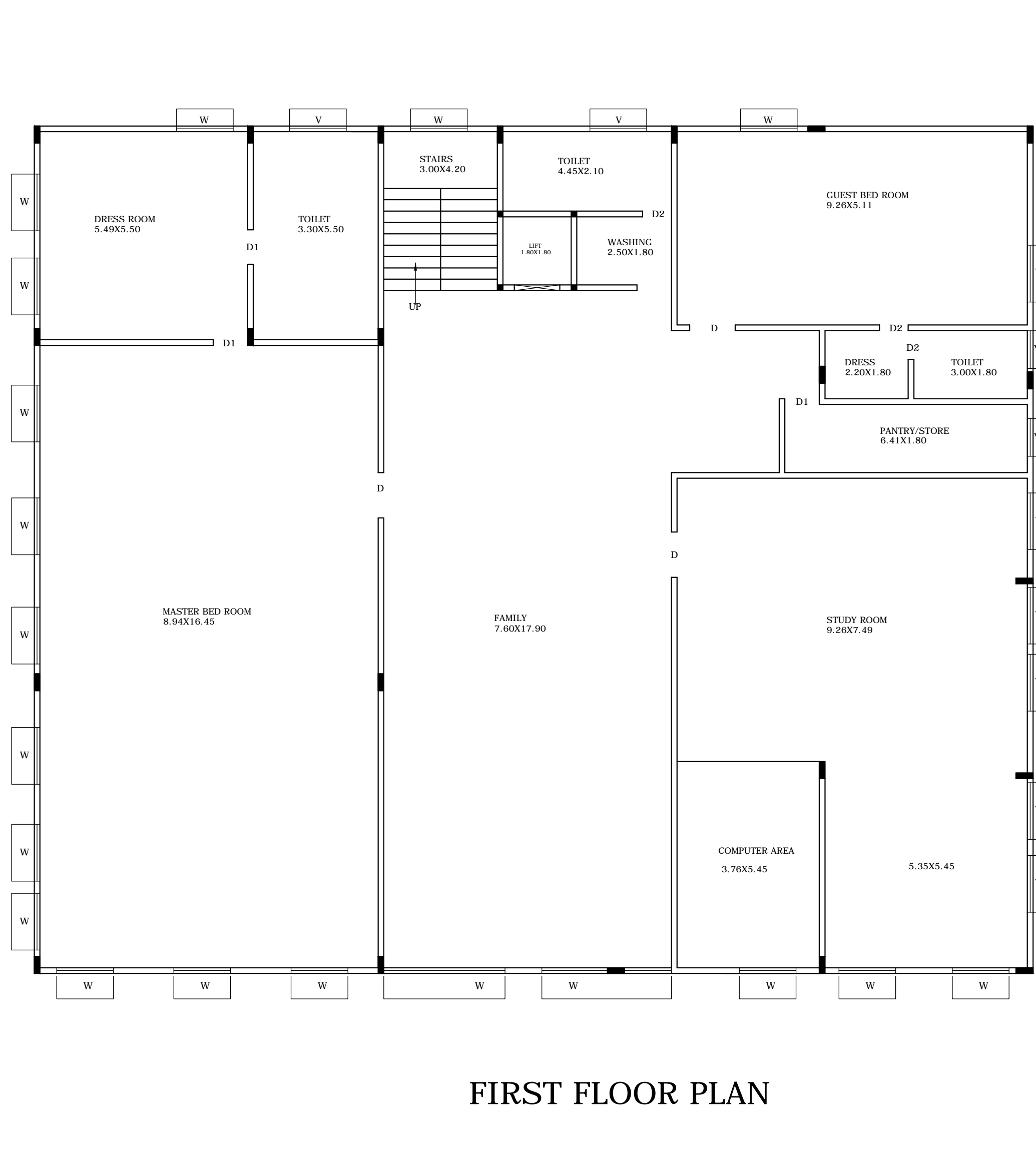
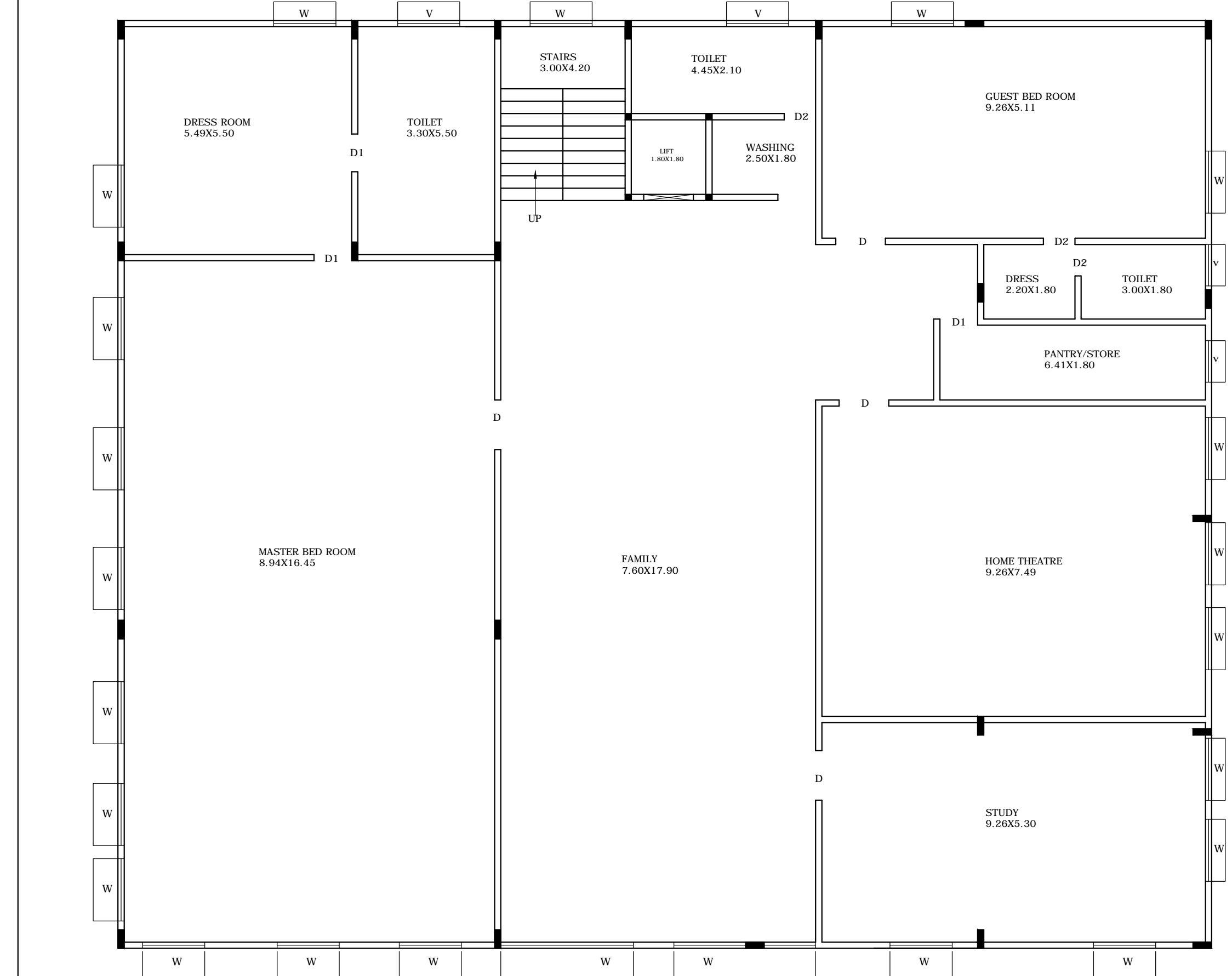


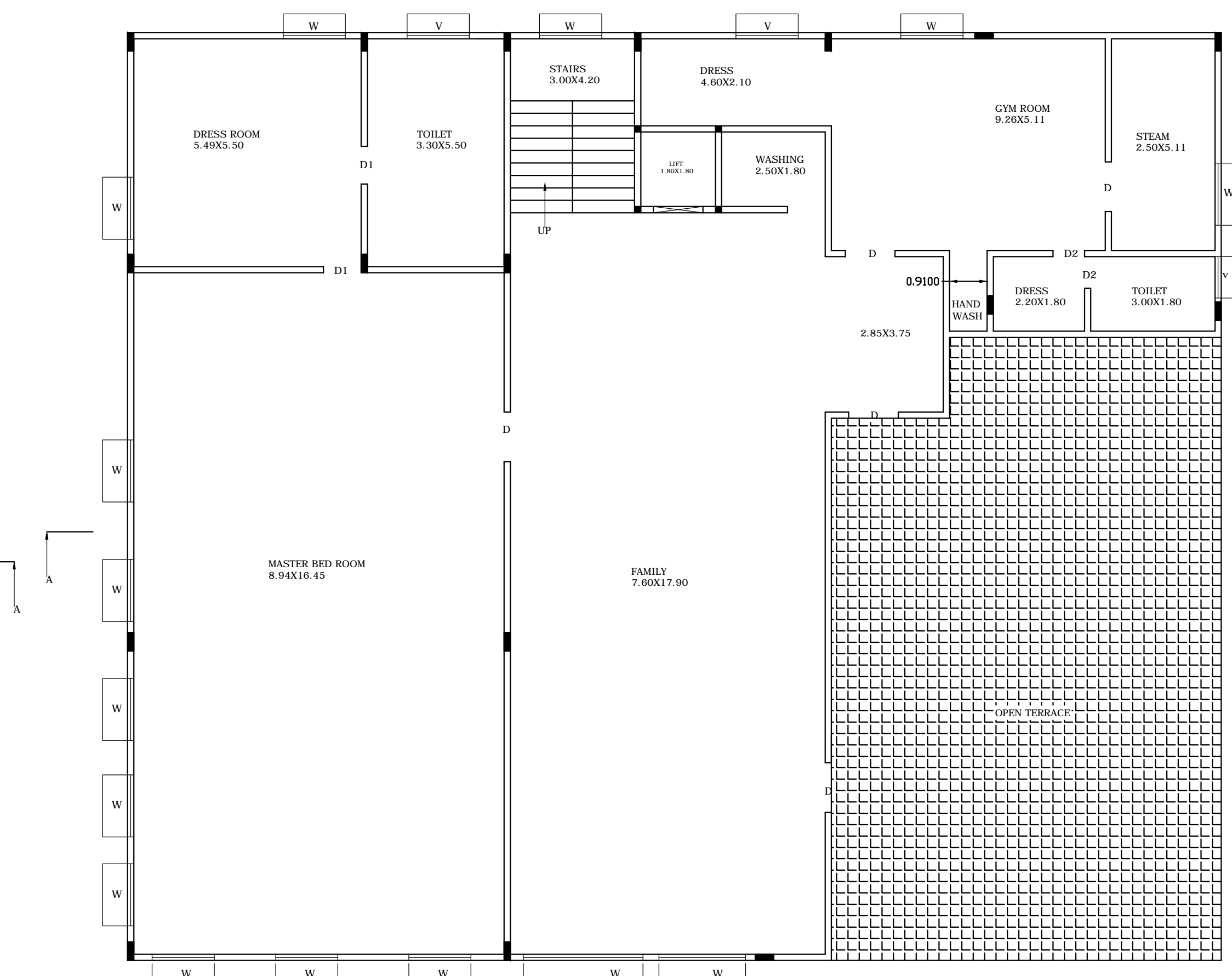
GROUND FLOOR PLAN



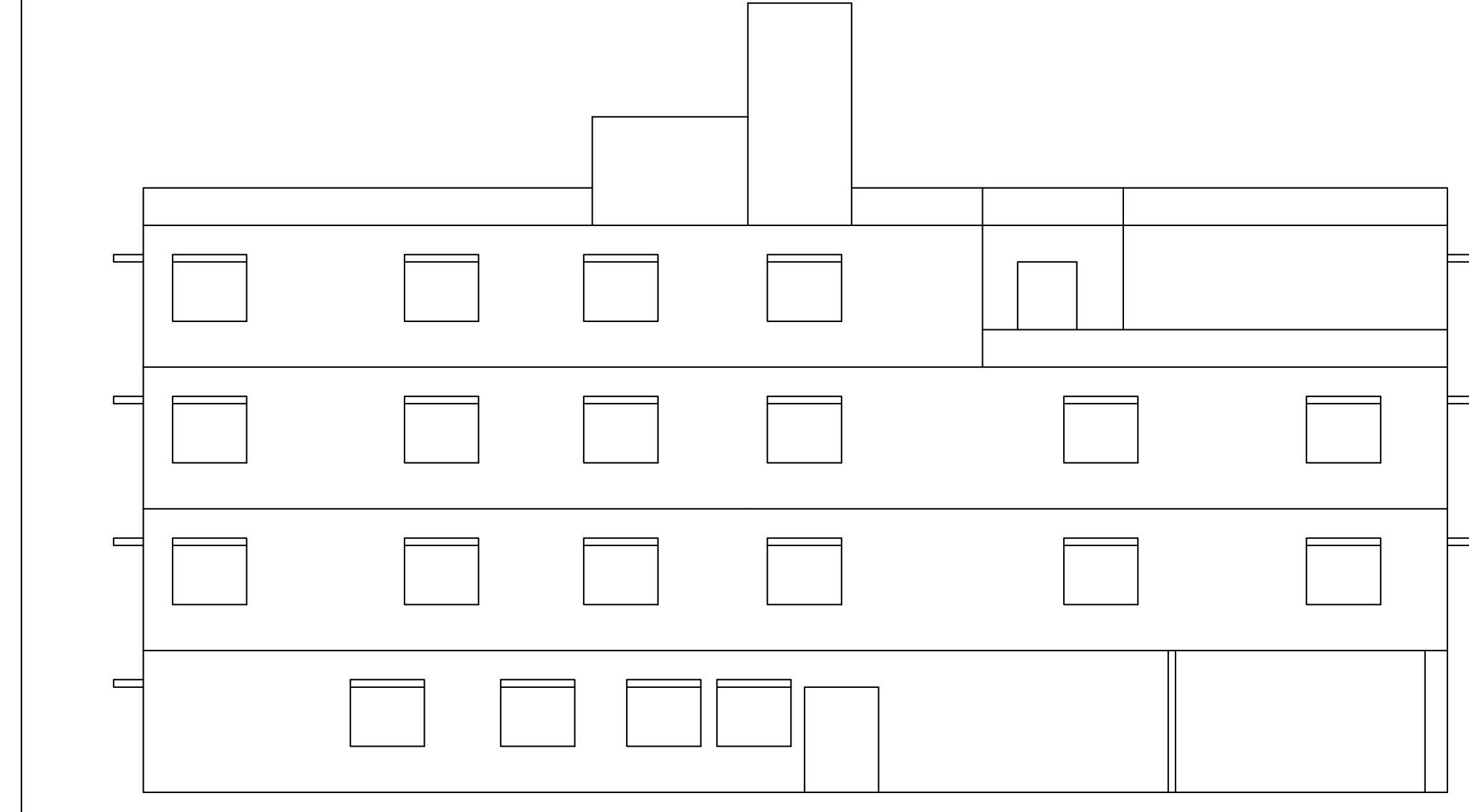
FIRST FLOOR PLAN



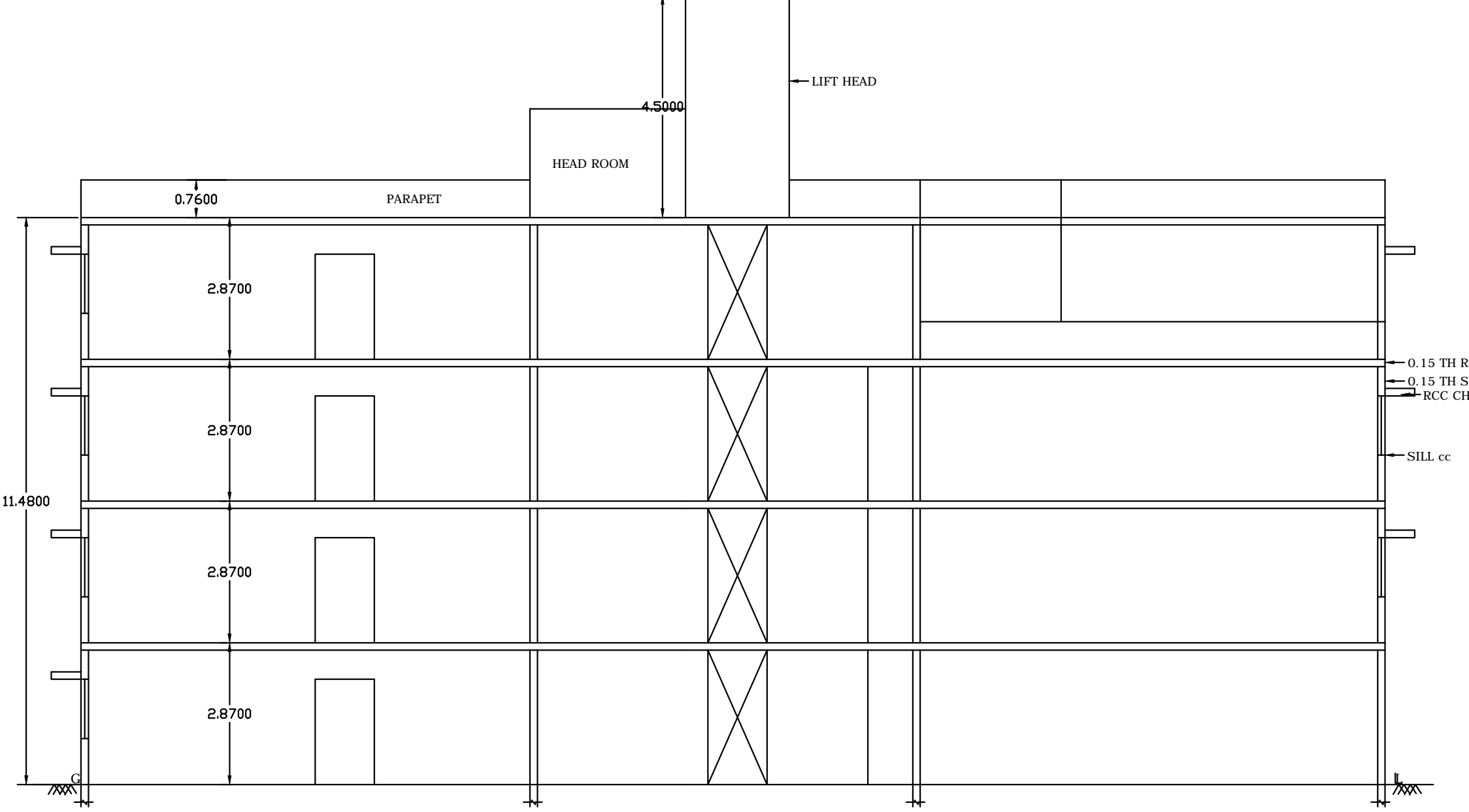
SECOND FLOOR PLAN



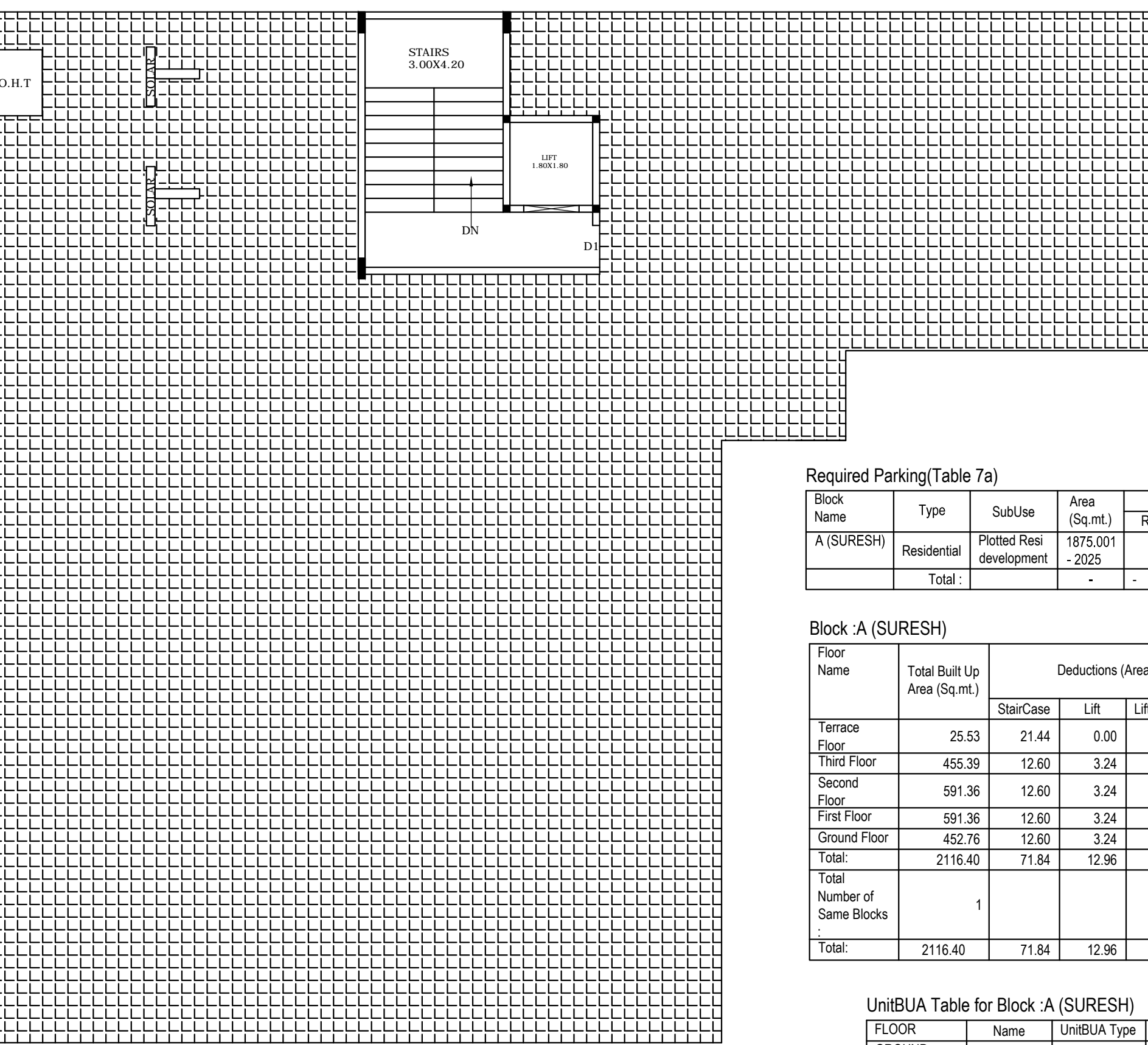
THIRD FLOOR PLAN



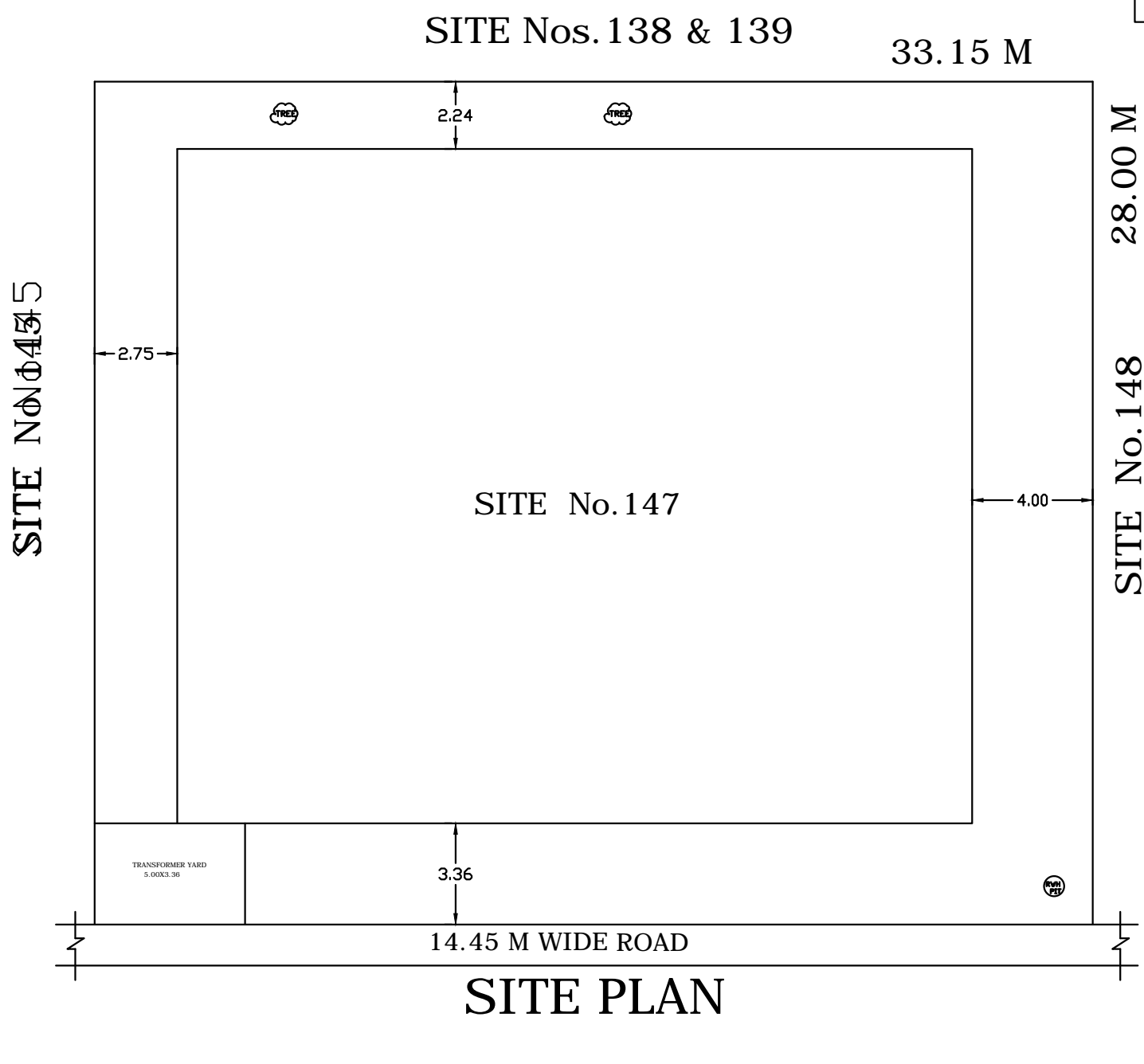
FRONT ELEVATION



SECTION A-A



TERRACE FLOOR PLAN



SITE PLAN

Approval Condition:
 This Plan Sanction is issued subject to the following conditions:
 1. The sanction is accorded for:
 2. Construction of Block 'A' (SURESH) Wing - A-1 (SURESH) Consisting of G+3/F.
 3. The sanction is accorded for Plotted Residential Development A (SURESH) only. The use of the building shall not deviate to any other use.
 4. The applicant shall ensure that the plot should not be converted for any other purpose.
 5. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
 6. Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 7. The applicant shall construct temporary hoarding for the use of construction workers and it should be demolished after the construction.
 8. The applicant shall ensure that all workers involved in the construction against any accident / untoward incidents arising during the time of construction.
 9. The debris shall be removed and transported to near by dumping yard.
 10. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to the tenants and occupants.
 11. The applicant shall provide a space for loading the distribution transformers & associated equipment as per K.E.R.C. (E&D) Code having 1.00 m. from the building within the premises.
 12. The applicant shall provide a separate room providing 4.00 x 4.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
 13. 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.
 14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
 15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building name and the names of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
 16. 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.
 17. Technical personnel, applicant or owner in the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 2.16) under sub-section 14.6(a) to (h).
 18. The building shall be constructed under the supervision of a registered structural engineer.
 19. On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
 20. Construction or reconstruction of the building shall be completed before the expiry of the years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
 21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
 23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purpose or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
 24. The building shall be designed and constructed according to the norms prescribed in National Building Code and in the "Code for earthquake resistant design of structures" bearing No. IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
 25. The applicant should provide solar water heaters as per table 'I' of Bye-law No. 29 for the building.
 26. Facilities for physically handicapped persons prescribed in schedule VI (Bye-law - 31) of Building bye-law 2003 shall be ensured.
 27. 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.
 28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide No. 23, 24, 25 & 26 are provided in the building.
 29. The applicant shall ensure that no incense burner 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.
 30. 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 use / disposal. Applicable for residential units of 20 and above and 2000 Sqm and above built up for Commercial building.
 31. 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 wall 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 workers and general public by erecting safe barricades.

Color Notes

Color INDEX

AREA STATEMENT (BMPF) VERSION NO. 1.03
 VERSION DATE: 21/10/2021

PROJECT DETAIL:
 Authority: BMPF Plot Use: Residential
 Inward No: P/3/388/21-22 Plot Sub-Use: Plotted Residential Development
 Application Type: General Land Use Zone: Residential (BMP)

Proposed Type: Building Permission Plot/Sub-Plot No.: 147
 Nature of Sanction: NEW City Survey No.: 147
 Location: RING-1 P/3 No. 147 per Anna Extract: 99-194-147
 Building Line Specified as per Z.R. NA Locality / Street of the property: 1st BLOCK, 2nd STAGE, RAJAMHAL VILAS, ARAMANE NAGARA, BENGALURU.

Zone: Ward: 435
 Ward: Ward-435
 Planning District: 102-Grand Nagar
 AREA DETAILS: SQ.MT.
 NET AREA OF PLOT (A) 928.20
 NET AREA OF PLOT (A) (A Deductions) 928.20

COVERAGE CHECK:
 Permissible Coverage Area (65.00 %) 603.33
 Proposed Coverage Area (48.78 %) 452.78
 Achieved Coverage Area (48.78 %) 452.78
 Balance coverage area left (16.22 %) 150.52

FAR CHECK:
 Permissible FAR, as per zoning regulation 2015 (1.25) 2088.45
 Additional FAR within Ring Level (1st unamalgamated plot -) 0.00
 Allowable TOR Area (50% of Perm FAR) 1044.23
 Premium FAR for Plot within Impact Zone (-) 0.00
 Total Perm. FAR (max 2.25) 2088.45
 Residential FAR (100.00%) 2013.76
 Proposed FAR Area 2013.76
 Achieved Net FAR Area (2.17) 2013.76
 Balance FAR Area (1.08) 74.69

BUILT UP AREA CHECK:
 Proposed Built-Up Area 2116.40
 Achieved Built-Up Area 2116.40

Approval Date:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of 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 NCC from the Labour Department before commencing the construction work is a must.
 5. BMPF will not be responsible for any dispute in respect of property in question.
 6. In case of the documents submitted in respect of property in question is found to be false or fabricated, the plan sanction stands cancelled automatically and legal action will be initiated.

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Star/Cas	Lift	Lift Machine	Parking	Resi	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tent (No.)
A (SURESH)	1	2116.40	71.84	12.96	4.09	13.75	2013.76	2013.76	2013.76	01
Grand Total:	1	2116.40	71.84	12.96	4.09	13.75	2013.76	2013.76	2013.76	01

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.mt.)	Reqd.	Achieved
Car	13	175.75	0	123.75
Total Car	13	175.75	0	123.75
Two Wheeler	-	27.50	0	0.00
Other Parking	-	-	-	13.75
Total	-	-	206.25	137.50

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub-Use	Block Structure	Block Land Use Category
A (SURESH)	Residential	Plotted Resi development	Bldg upto 11.5 mt. ht.	R

Required Parking (Table 7a)

Block Name	Type	Sub-Use	Area (Sq.mt.)	Units	Prop.	Reqd. Unit	Car	Prop.
A (SURESH)	Residential	Plotted Resi development	1875.007	1	-	-	13	9
Total:	-	-	-	-	-	-	13	9

Block 'A' (SURESH)

Floor Name	Total Built Up Area (Sq.mt.)	Star/Cas	Lift	Lift Machine	Parking	Resi	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tent (No.)
Terrace Floor	25.53	21.44	0.00	4.08	0.00	0.00	0.00	0.00	00
Third Floor	455.39	12.60	3.24	0.00	0.00	439.55	439.55	00	00
Second Floor	891.38	12.60	3.24	0.00	0.00	575.52	575.52	00	00
First Floor	891.38	12.60	3.24	0.00	0.00	575.52	575.52	00	00
Grand Floor	452.78	12.60	3.24	0.00	13.75	423.17	423.17	01	01
Total	2116.40	71.84	12.96	4.09	13.75	2013.76	2013.76	01	01
Total	2116.40	71.84	12.96	4.09	13.75	2013.76	2013.76	01	01

UNIBUA Table for Block 'A' (SURESH)

FLOOR	Name	UNIBUA Type	UNIBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT a	FLAT	1954.46	1954.46	14	1
FIRST FLOOR PLAN	SPLIT a	FLAT	0.00	0.00	11	0
SECOND FLOOR PLAN	SPLIT a	FLAT	0.00	0.00	12	0
THIRD FLOOR PLAN	SPLIT a	FLAT	0.00	0.00	9	0
Total	-	-	1954.46	1954.46	46	1

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (SURESH)	w	1.50	0.80	14
A (SURESH)	w	1.50	2.00	100
A (SURESH)	w	2.10	2.00	01
A (SURESH)	w	2.20	2.00	01
A (SURESH)	w	3.42		06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (SURESH)	D2	0.76	2.10	12
A (SURESH)	D1	0.91	2.10	11
A (SURESH)	D	1.20	2.10	16
A (SURESH)	rd	1.50	2.10	01
A (SURESH)	op	1.50	2.10	01

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.

OWNER / GPA HOLDER'S SIGNATURE: OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: H K SURESH 1616, 1ST 'B' CROSS 3RD MAIN ROAD, 1ST STAGE, CHANDRA LAYOUT, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE: N Narayana Swamy 531, 3rd Main Road 3rd Cross, Vijaynagar 531, 3rd Main Road 3rd Cross Road, Vijaynagar BCCBL 3.2.3/E-95591-92.

PROJECT TITLE: PROPOSED GROUND, FIRST, SECOND BUILDING AT SITE No. 147, P/3-164 STAGE, RAJAMHAL VILAS, ARAMANE BENGALURU.

DRAWING TITLE: 91172364-20-08-2021-04-00-075, SHKURESH 31.60 X 28.00 - 3 EAST PREFIX - A (SURESH) with G+3/F.

SHEET NO : 1

WEST