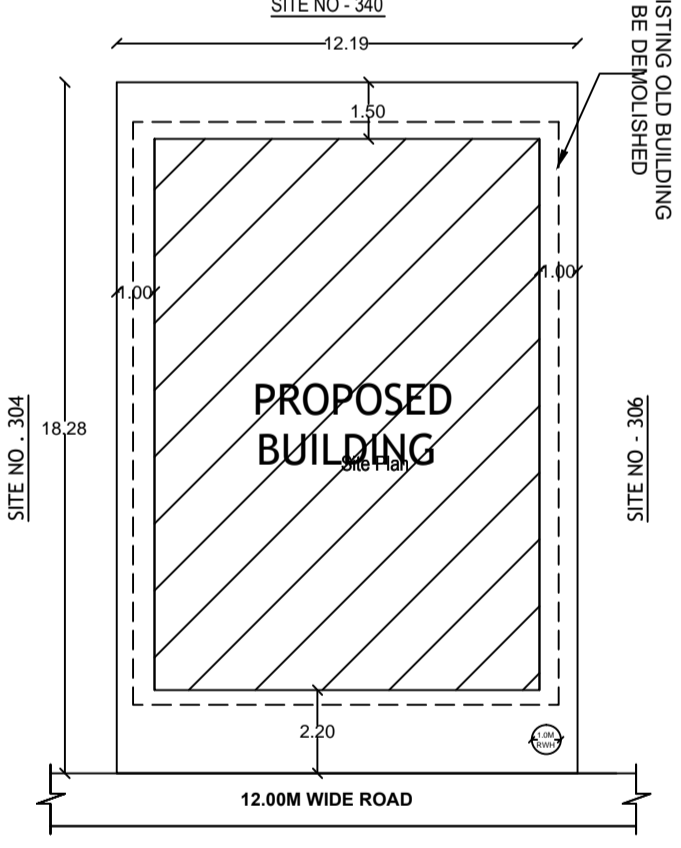
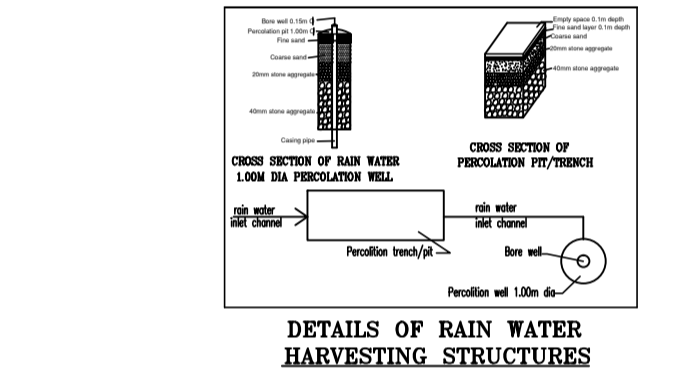
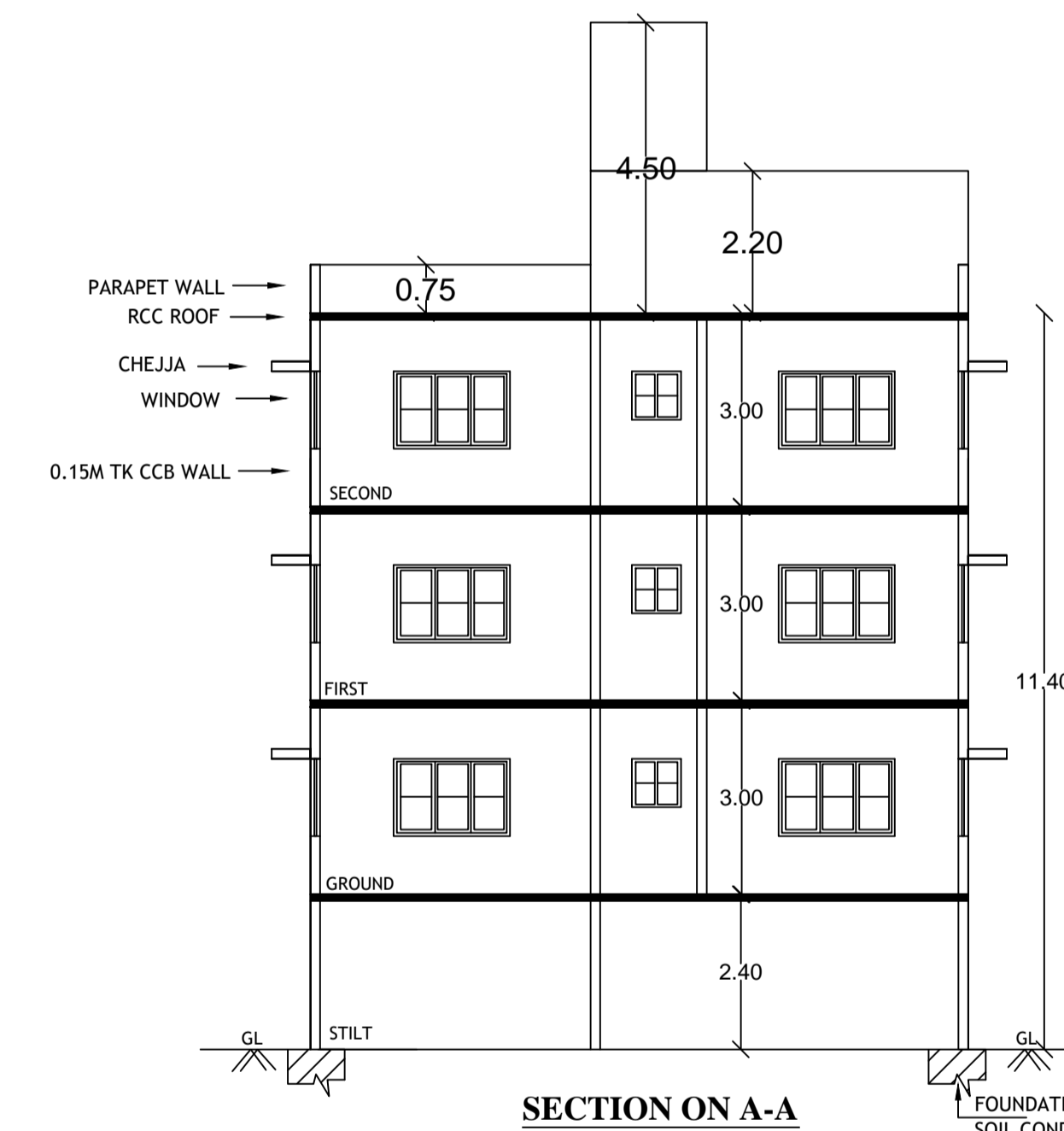
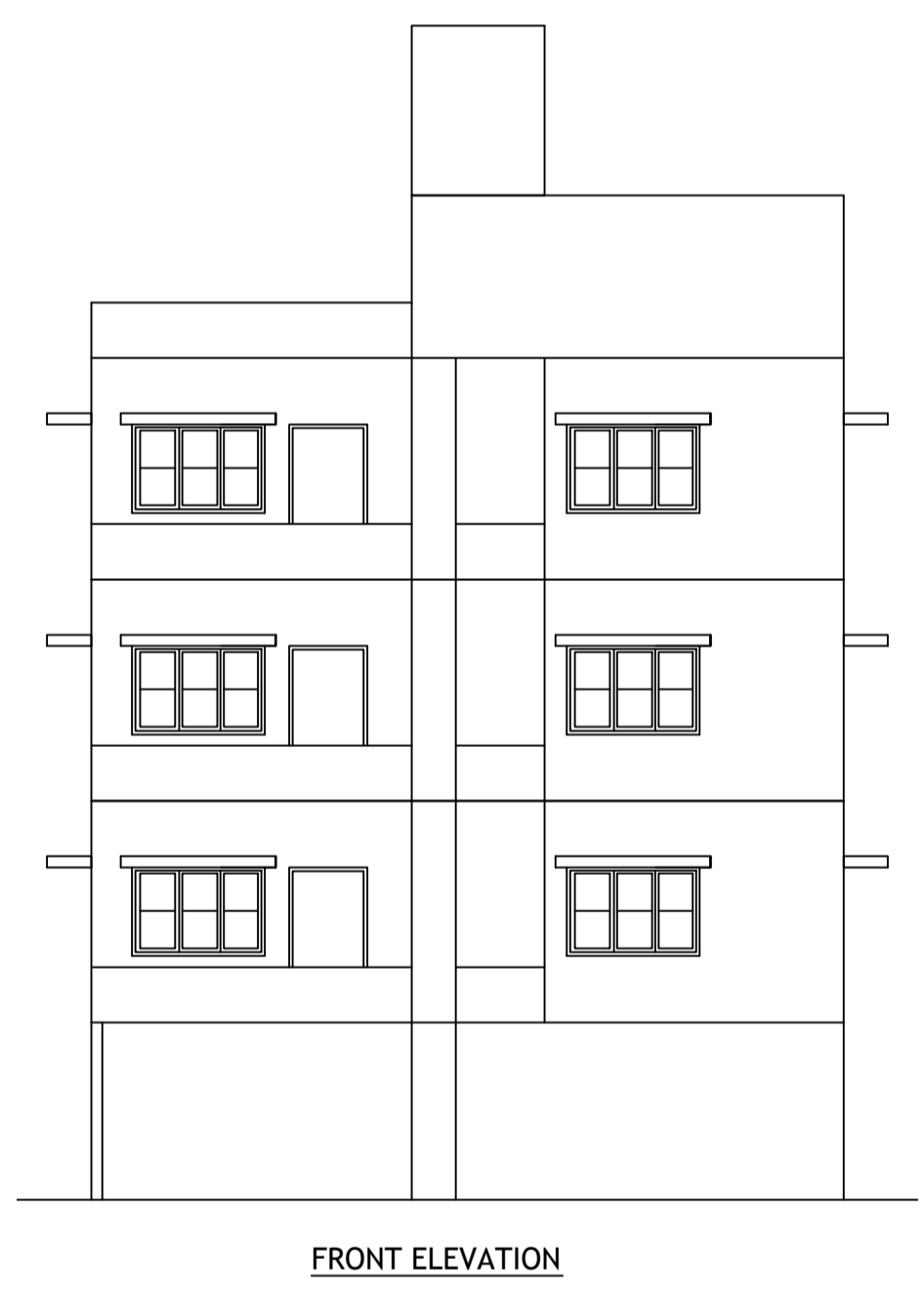
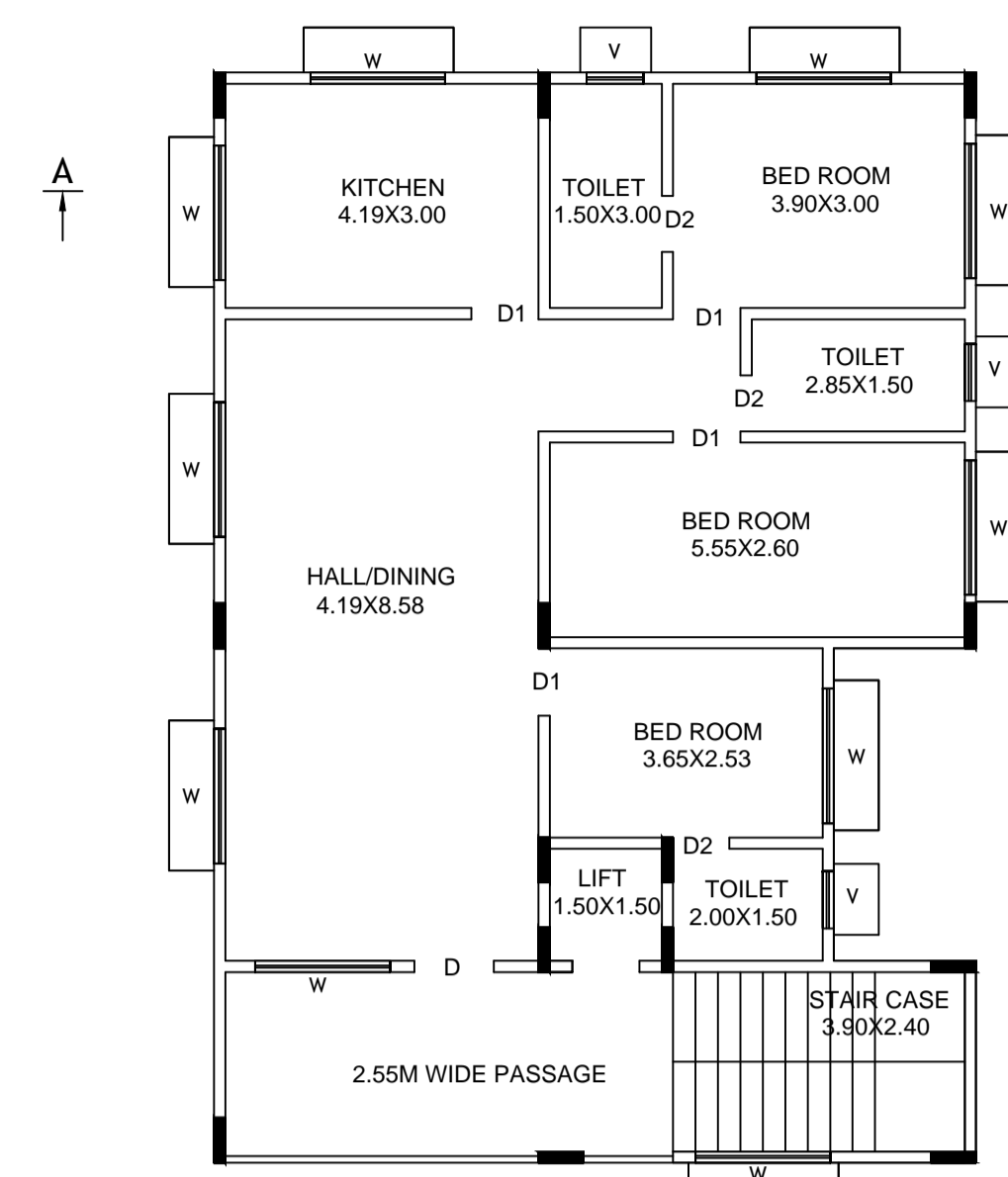
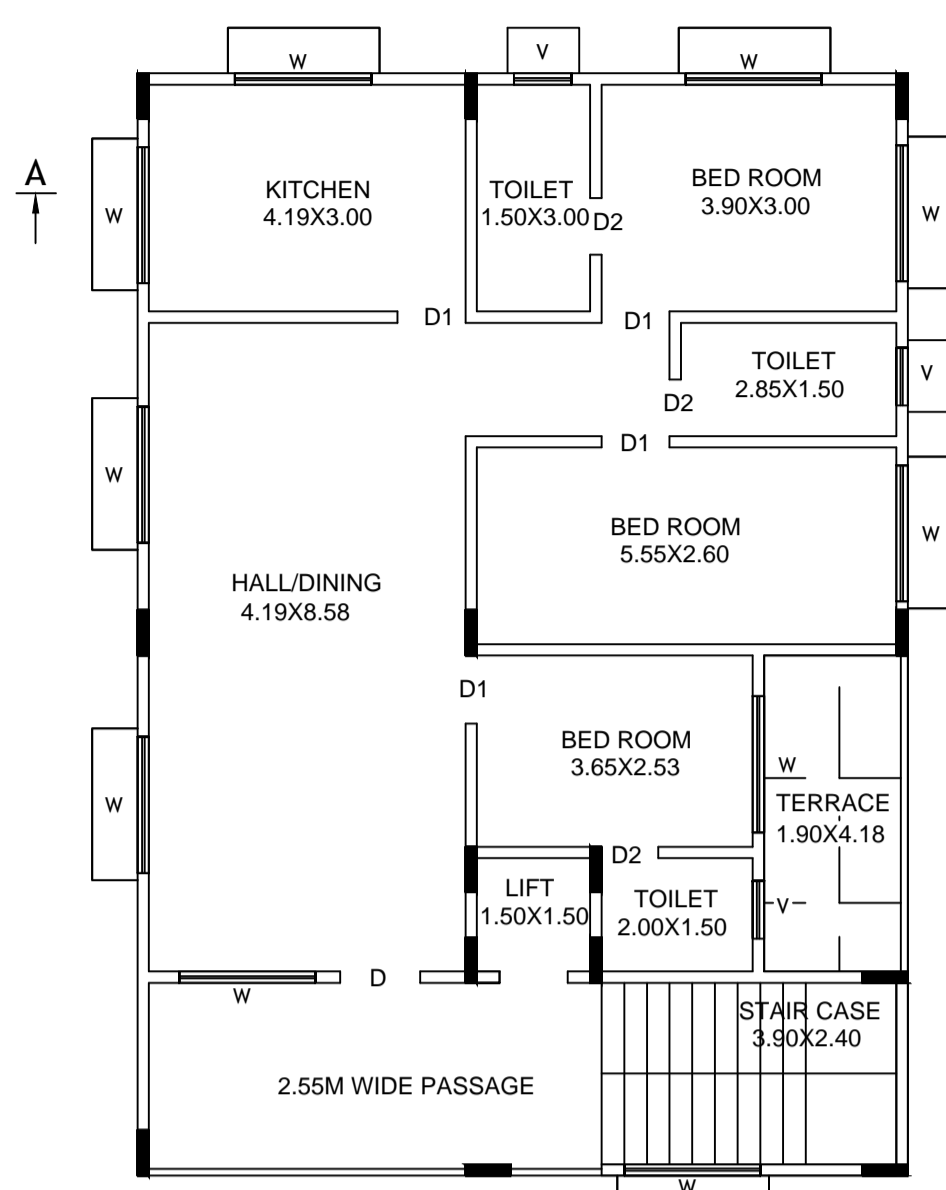
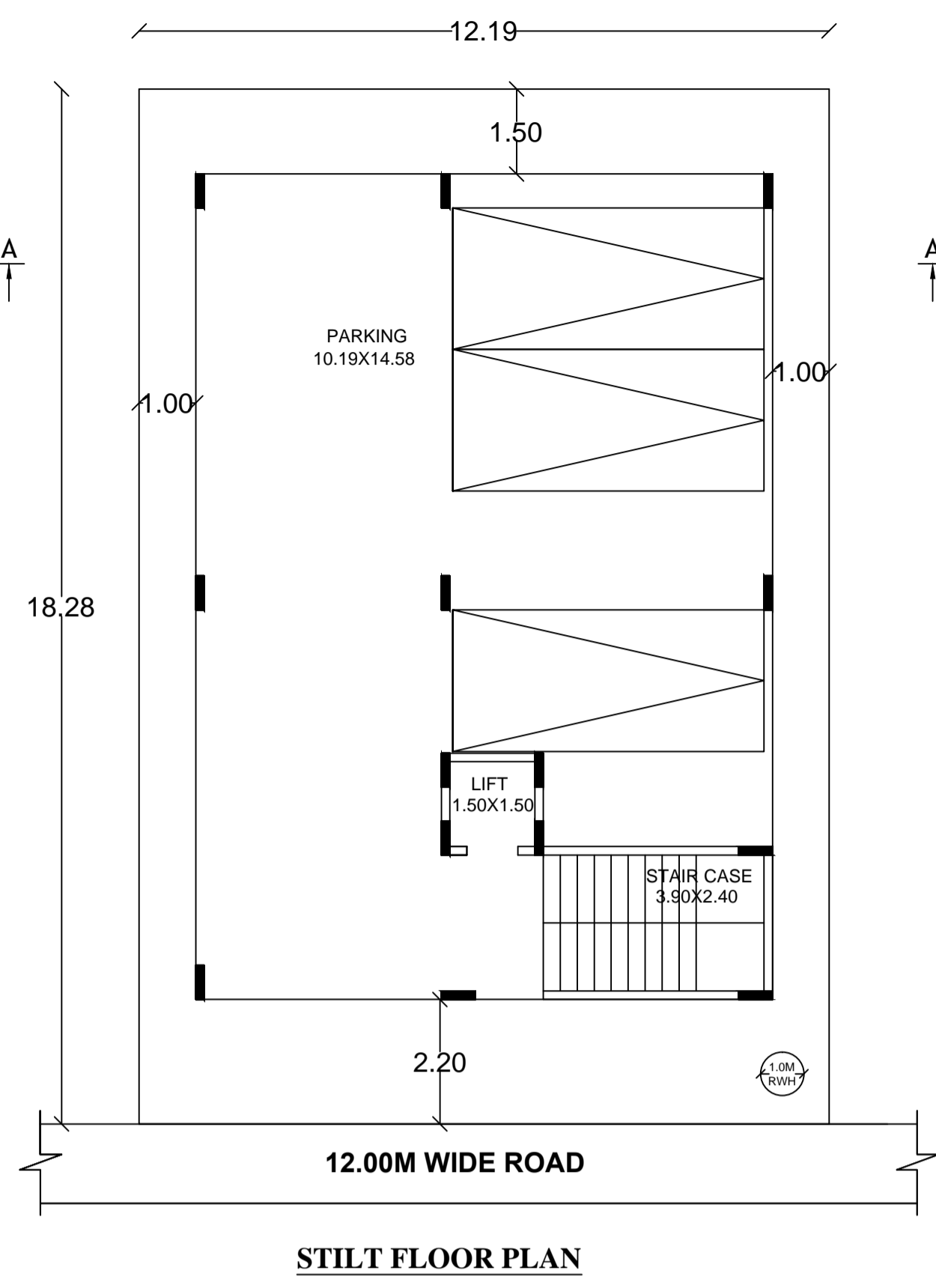


Color Notes

COLOR INDEX

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



Block :A1 (RESIDENTIAL BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)
		StarCase	Lift	Lift Machine	Parking			
Terrace Floor	21.02	18.77	0.00	2.25	0.00	0.00	0.00	00
Second Floor	140.63	9.36	2.25	0.00	0.00	129.02	129.02	01
First Floor	140.63	9.36	2.25	0.00	0.00	129.02	129.02	01
Ground Floor	140.63	9.36	2.25	0.00	0.00	129.02	129.02	01
Stilt Floor	148.57	9.36	2.25	0.00	136.96	0.00	0.00	00
Total:	591.48	56.21	9.00	2.25	136.96	387.06	387.06	03

UnitBUA Table for Block :A1 (RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	111.64	104.81	8	1
TYPICAL -1& 2 FLOOR PLAN	SPLIT 2	FLAT	111.64	104.81	8	2
Total:	-	-	334.91	314.44	24	3

FAR & Tenement Details

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.)	Trmt (No.)
			StarCase	Lift	Lift Machine	Parking			
A1 (RESIDENTIAL BUILDING)	1	591.48	56.21	9.00	2.25	136.96	387.06	387.06	03
Grand Total:	1	591.48	56.21	9.00	2.25	136.96	387.06	387.06	3.00

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	3	41.25	3	41.25
Total Car	3	41.25	3	41.25
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	95.71
Total	-	55.00	-	136.96

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL BUILDING)	D2	0.75	2.10	09
A1 (RESIDENTIAL BUILDING)	D1	0.90	2.10	12
A1 (RESIDENTIAL BUILDING)	D	1.06	2.10	03

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL BUILDING)	W1	1.10	1.20	12
A1 (RESIDENTIAL BUILDING)	W	1.80	1.20	27

Approval Condition :
This Plan Sanction is issued subject to the following conditions :

- The sanction is accorded for, a) Consisting of Block - A1 (RESIDENTIAL BUILDING) Wing - A1-1 (RESIDENTIAL BUILDING) Consisting of STILT, GF-2/F.
- The sanction is accorded for Plotted Resi development A1 (RESIDENTIAL BUILDING) 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, 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 / untoward incidents arising during the time of construction.
- The applicant shall not stock any building materials / debris on topsoil 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 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per By-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.
- Sanction shall be obtained from forest department for cutting trees before the commencement of the work.
- The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management by-law 2016.
- The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management by-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 more than 240 Sqm. c) One tree for every 240 Sq.m 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 (Hosaaga 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 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 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 that once in Two years.
- The Owner / Association of 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 a about the risk involved in contravention of the provisions of the Act, Rules, By-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 by-law 2016.
- The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management by-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 more than 240 Sqm. c) One tree for every 240 Sq.m 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 (Hosaaga Hoodke) Letter No. LD/95/LET/2013, dated: 01-04-2013.

AREA STATEMENT (BBMP) VERSION NO. 1.0.4
VERSION DATE: 31/08/2021

PROJECT DETAIL:	Authority: BBMP	Plot Use: Residential
Inward No. PRJ/4745/21-22	Plot SubUse: Plotted Resi development	
Application Type: Sivama Parvathi	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 305	
Nature of Sanction: NEW	City Survey No.: 0	
Location: RING-I	PID No. (As per Khata Extract): 14-103-305	
Building Line Specified as per Z.R. NA	Locality / Street of the property: SITE NO-305, 2 ND STAGE, W.O.C.ROAD,MAHALAKSHMIPURAM, BANGALORE, WARD NO. 67, PID NO. 14-103-305.	
Zone: West		
Ward: Ward-067		
Planning District: 213-Rajaj Nagar		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	222.83
NET AREA OF PLOT	(A-Deductions)	222.83
COVERAGE CHECK		
Permissible Coverage area (75.00 %)		167.12
Proposed Coverage Area (66.67 %)		148.57
Achieved Net coverage area (66.67 %)		148.57
Balance coverage area left (8.32 %)		18.55
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		389.95
Additional F.A.R. within Ring I and II for amalgamated plot -)		0.00
Allowable TOR Area (60% of Perm FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (1.75)		389.95
Residential FAR (100.00%)		387.06
Proposed FAR Area		387.06
Achieved Net FAR Area (1.74)		387.06
Balance FAR Area (0.01)		2.90
BUILT UP AREA CHECK		
Proposed BuiltUp Area		591.48
Achieved BuiltUp Area		591.48

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Sri. VISHWAS KUMAR PORWAD, Sri. MANISH PORWAD, Sri. JYOTHI JAIN, Sri. PREM KUMAR KUMAR PORWAD, 2 ND STAGE, W.O.C.ROAD,MAHALAKSHMIPURAM, BANGALORE, WARD NO. 67, PID NO. 14-103-305.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
RAMESH S #502, SMR ASTRA APARTMENT, 5TH CROSS,GAYATHRINAGAR

PROJECT TITLE :
RESIDENTIAL BUILDING AT SITE NO-305, 2 ND STAGE, W.O.C.ROAD,MAHALAKSHMIPURAM, BANGALORE, WARD NO. 67, PID NO. 14-103-305.

DRAWING TITLE :
874843530-11-09-202104-02-46S_SVISHWAS KUMAR PORWAD - A1 (RESIDENTIAL BUILDING) WITH STILT, GF-2/F

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.