

This Plan Sanction is issued subject to the following conditions :
1.The sanction is accorded for. a).Consisting of 'Block - A (DHARMASHALA) Wing - A-1 (DHARMASHALA) Consisting o f BASEMENT, GF+3UF'.
<ul> <li>2. The sanction is accorded for Dharamshala A (DHARMASHALA) with Orphanages only. The use of the building shall not deviate to any other use.</li> <li>3. Car Parking reserved in the plan should not be converted for any other purpose.</li> <li>4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.</li> </ul>
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 construct temporary toilets for the use of construction workers and it should be
demolished after the construction. 7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
<ul><li>8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains.</li><li>The debris shall be removed and transported to near by dumping yard.</li><li>9.The applicant / builder is prohibited from selling the setback area / open spaces and the common</li></ul>
<ul> <li>facility areas, which shall be accessible to all the tenants and occupants.</li> <li>10. The applicant shall provide a space for locating the distribution transformers &amp; associated equipment as per K.E.R.C (Es&amp; D) code leaving 3.00 mts. from the building within the premises.</li> <li>11. 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.</li> </ul>
12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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.
<ul> <li>15.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.</li> <li>16.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. 3.6) under sub section IV-8 (e) to (k).</li> <li>17.The building shall be constructed under the supervision of a registered structural engineer.</li> <li>18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained 19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license &amp; within one month after its completion shall apply for permission to occupy the building.</li> </ul>
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority. 21. Drinking water supplied by BWSSB should not be used for the construction activity of the
building. 22.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). 23.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 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake. 24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience 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.
29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit k.g 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).
30. The structures with basement/s shall be designed for structural stability and safety to ensure for

Floor Name	Total Built Up			Deductions	(Area in	Sq.mt.)				osed FAR (Sq.mt.)	Total FAR Area	Carpet Area other
	Area (Sq.mt.)	StairCase	Lift	Lift Machine	Duct	Void	Ramp	Parking	Resi.	Commercial	(Sq.mt.)	than Tenement
Terrace Floor	95.61	90.61	0.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Third Floor	422.13	62.92	16.38	0.00	8.12	35.10	0.00	0.00	0.00	299.61	299.61	0.00
Second Floor	608.01	66.30	16.38	0.00	8.12	46.16	0.00	0.00	0.00	471.05	471.05	0.00
First Floor	602.39	88.28	16.38	0.00	8.12	26.85	0.00	0.00	0.00	462.76	462.76	0.00
Ground Floor	553.12	65.25	16.38	0.00	8.12	51.70	0.00	0.00	270.34	141.33	411.67	277.18
Basement	675.90	28.80	16.38	0.00	0.00	0.00	67.90	562.82	0.00	0.00	0.00	0.00
Total:	2957.16	402.16	81.90	5.00	32.48	159.81	67.90	562.82	270.34	1374.75	1645.09	277.18
Total Number of Same Blocks	1											
Total:	2957.16	402.16	81.90	5.00	32.48	159.81	67.90	562.82	270.34	1374.75	1645.09	277
SCHEDUL	E OF JC	NERY:										
BLOCK NA	ME	NAME		LENG	TH	н	EIGHT		NOS			
A (DHARMA	ASHALA)	D1		0.7	6		2.10		26			
A (DHARMA	ASHALA)	D		1.10	)		2.10		36			
A (DHARMA	,	ED		1.50	)		2.10		05			
A (DHARMA	ASHALA)	D2		1.50	)		2.10		01			
SCHEDUL												
BLOCK NA		NAME		LENG	тн	н	EIGHT		NOS			
A (DHARMA		v1		1.20			1.20		19			
A (DHARMA	,	V		1.20			1.20		12			
A (DHARMA	ASHALA)	V		1.20			1.20		01			
A (DHARMA	ASHALA)	W		2.5	)		1.20		33			
A (DHARMA	ASHALA)	w1		2.7	1		1.20		01			
A (DHARMA	,	w1		2.8	4		1.20		01			
A (DHARMA	ASHALA)	w1		3.1	)		1.20		27			

A (DHARMASHA	LA) w		3.14		1.20	01	
A (DHARMASHA	JLA) w		3.39		1.20	01	
UnitBUA Table	e for Block :A (D	HARMASH	ALA)				
FLOOR	Name	UnitBUA Typ	UnitBUA	Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OLD AGE HOME	OTHER	15	3.93	133.82	9	1
FIRST FLOOR PLAN	OLD AGE HOME	OTHER	48	2.76	437.58	29	1
SECOND FLOOR PLAN	OLD AGE HOME	OTHER	47	9.54	438.27	17	1
THIRD FLOOR PLAN	OLD AGE HOME	OTHER	30	7.44	274.60	16	1

SCALE : 1:100

21 Sufficient two wheeler parking shall be provided as per requirement	
31.Sufficient two wheeler parking shall be provided as per requirement. 32.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.	
33. 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.	
34. 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.	
35. 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.	
36. 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.	
37. 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 s 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.	
38. 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.	
39. 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.	
40.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	
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation	
as per solid waste management bye-law 2016.	
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste	
management as per solid waste management bye-law 2016.	
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical	
vehicles. 44.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	
Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling	
unit/development plan.	
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan	
sanction is deemed cancelled.	
46.Also see, building licence for special conditions, if any.	
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM	
(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :	
1 Desistration of	
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. 4.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.BBMP will not be 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.

Block	No. of	Total Built Up			Deductions	(Area in	Sq.mt.)				osed FAR (Sq.mt.)	Total FAR Area	Carpet Area other
	Same Bldg	Area (Sq.mt.)	StairCase	Lift	Lift Machine	Duct	Void	Ramp	Parking	Resi.	Commercial	(Sq.mt.)	than Tenement
A (DHARMASHALA)	1	2957.16	402.16	81.90	5.00	32.48	159.81	67.90	562.82	270.34	1374.75	1645.09	277.18
Grand Total:	1	2957.16	402.16	81.90	5.00	32.48	159.81	67.90	562.82	270.34	1374.75	1645.09	277.18

Parking Check (Table 7b)
Vehicle Type Read. Achieved

venicie Type	Re Re	qu.	Achi Achi	eved
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	3	41.25	13	178.75
Total Car	3	41.25	13	178.75
TwoWheeler	-	13.75	0	0.00
Other Parking	-	-	-	384.07
Total		55.00		562.82

## Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (DHARMASHALA)	Residential	Dharamshala	Bldg upto 11.5 mt. Ht.	R
A (DHARMASHALA)	Residential	Dharamshala	Bldg upto 11.5 mt. Ht.	R
Required Parking(	Table 7a)			

Required Parking	j(rable ra)							
Block	Туре	SubUse	Area	Ur	nits		Car	
Name	турс	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (DHARMASHALA)	Residential	Dharamshala	> 0	100	270.34	1	3	-
	Total :		-	-	-	-	3	13

Color Notes		SCALE 1:100
COLOR INDEX		
PLOT BOUNDARY		
ABUTTING ROAD		
PROPOSED WORK (CO	VERAGE AREA)	
EXISTING (To be retaine	d)	
EXISTING (To be demolis	shed)	
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:	•	
Authority: BBMP	Plot Use: Residential	
Inward_No: PRJ/6743/21-22	Plot SubUse: Dharamshala	
Application Type: General	Land Use Zone: Traffic and Transportation	
Proposal Type: Building Permission	Plot/Sub Plot No.: NO.7/1	
Nature of Sanction: NEW	City Survey No.: -	
Location: RING-II	Khata No. (As per Khata Extract): -	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 29-57-7/1	
Zone: West	Locality / Street of the property: HOSKERE BANGALORE	ROAD, K.P.AGRAHARA,
Ward: Ward-120		
Planning District: 201-Kempapura		
Agrahara		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1107.15
NET AREA OF PLOT	(A-Deductions)	1107.15
COVERAGE CHECK		
Permissible Coverage area (5	,	553.58
Proposed Coverage Area (49.	,	553.1
Achieved Net coverage area (	,	553.1
Balance coverage area left ( 0 FAR CHECK	.04 % )	0.47
Permissible F.A.R. as per zon	ing regulation 2015 (1.50)	4000 70
	and II ( for amalgamated plot - )	1660.73
Allowable TDR Area (60% of I	· · · · ·	0.00
Premium FAR for Plot within In	,	0.00
Total Perm. FAR area (1.50)		1660.73
Residential FAR (16.43% )		270.34
Commercial FAR (83.57% )		1374.75
Proposed FAR Area		1645.09
Achieved Net FAR Area ( 1.49	))	1645.09
Balance FAR Area ( 0.01 )		15.64
BUILT UP AREA CHECK		15.0-
Proposed BuiltUp Area		2957.16
Substructure Area Add in BUA	(Layout Lvl)	15.00
Achieved BuiltUp Area		2972.16

Approval Date :

SRI.GURU JYEST PUSHKAR JAIN CHARITABLE TRUST	(REGD)
.SRI.BHARATH KUMAR	
2.SRI.PARASMAL SALECHHA	
ASRLNEMICHAND JAIN	

- 3.SRI.NEMICHAND JAIN 4.SRI.MAHENDRA JAIN 5.SRI.M.MAHAVEER CHAND MEHTA
- 6.SRI.P.CHHAGANMAL 7.SRI.PRAVEEN KUMAR JAIN.R 8.SRI.SURENDRA KUMAR
- 9.SRI.DINESH KUMAR **10.SRI.UTTAMCHAND RATADIA**
- 11.SRI.PRAVEEN KUMAR.B 12.SRI.DEEPCHAND DHINGARMALJI BHANSALI
- **13.SRI.SUMAN BAGRECHA** 14.SRI.SAJJAN RAJ.P
- 15.SRI.KAMALESH KUMAR.V.CHHAJED
- REP BY SRI.NEMICHAND JAIN-PRESIDENT M.MAHAVEER CHAND MEHTA-GENERAL SECRETARY

# OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : SRI.GURU JYEST PUSHKAR JAIN CHARITABLE TRUST (REGD) REP BY

SRI.NEMICHAND JAIN-PRESIDENT M.MAHAVEER CHAND MEHTA-GENERAL SECRETARY

NO.7/1, HOSKERE ROAD, K.P.AGRAHARA, BANGALORE. hy as i

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Shobha. N no.06, Geleyara Balaga 1st Stage, Mahaslakshmipuram./nno.06, Geleyara Balaga 1st Stage , Mahaslakshmipuram. BCC/BL-3.2.3/E-2520/2003-04

PROJECT TITLE : PROJECT TITLE : PLAN SHOWING THE PROPOSED DHARMASHALA/ORPHANAGE BUILDING @ NO.7/1, HOSKERE ROAD, K.P.AOKAHARA, BANGALORE, WARD NO.120 (OLD NO.29), PID NO.29-57-7/1.

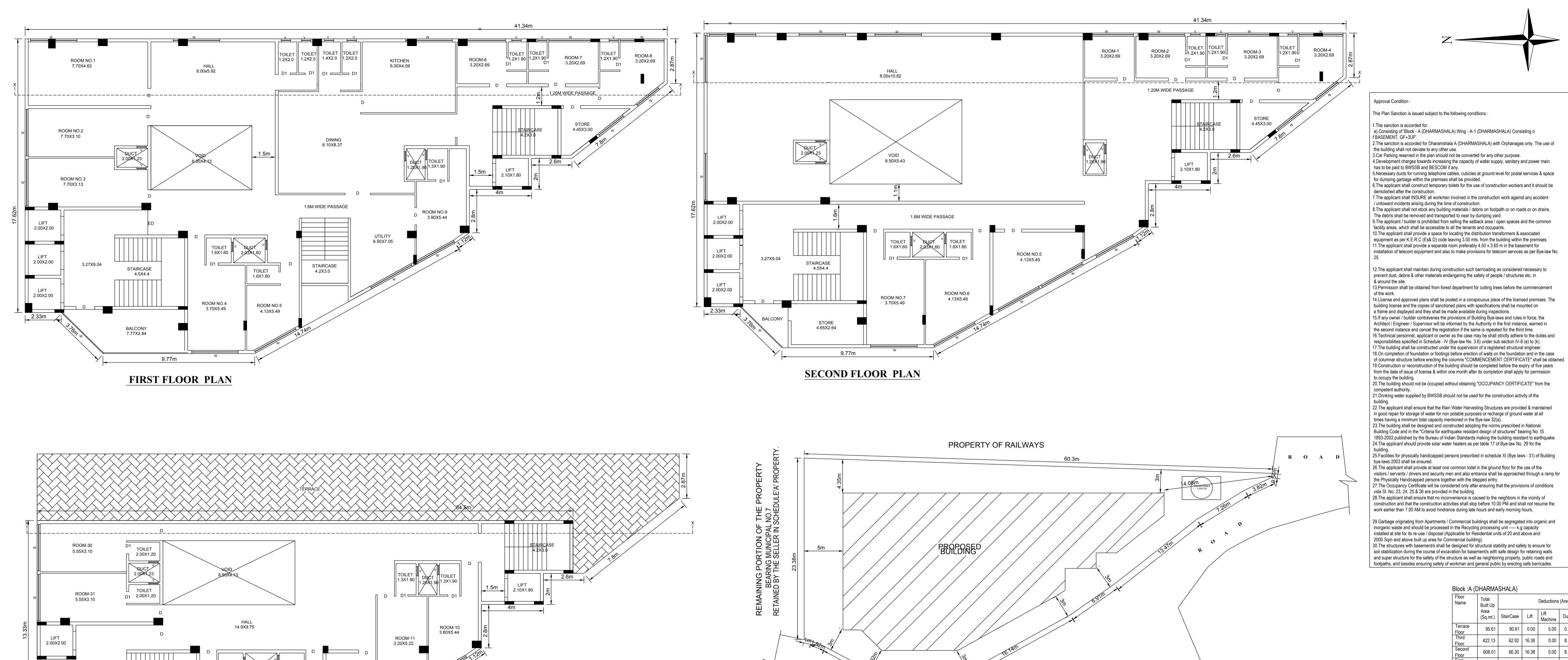
DRAWING TITLE : BASEMENT FLOOR+GROUND FLOOR+ TERRACE FLOOR

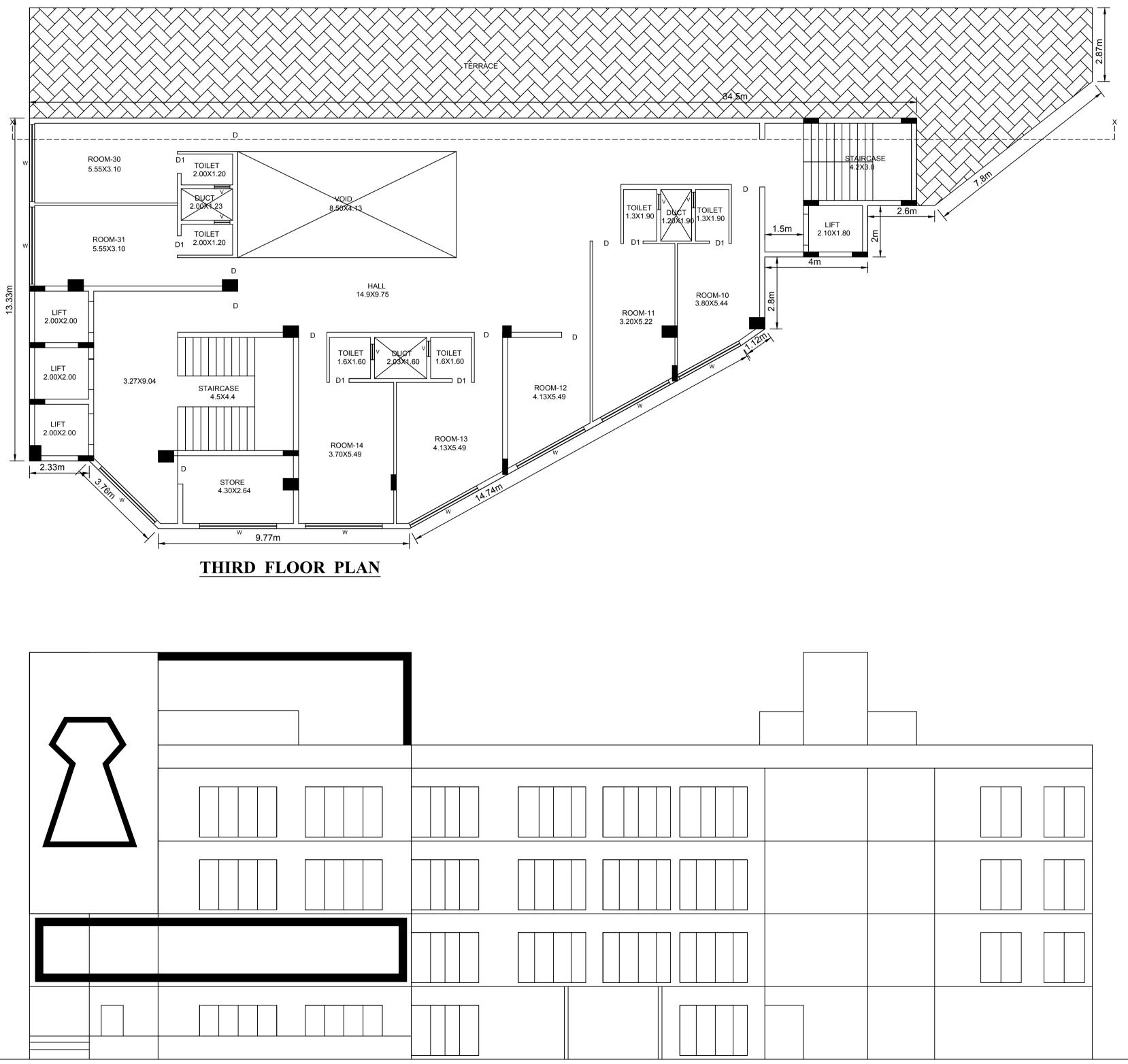
This is system generated report and does not require any signature.

SHEET NO: 1

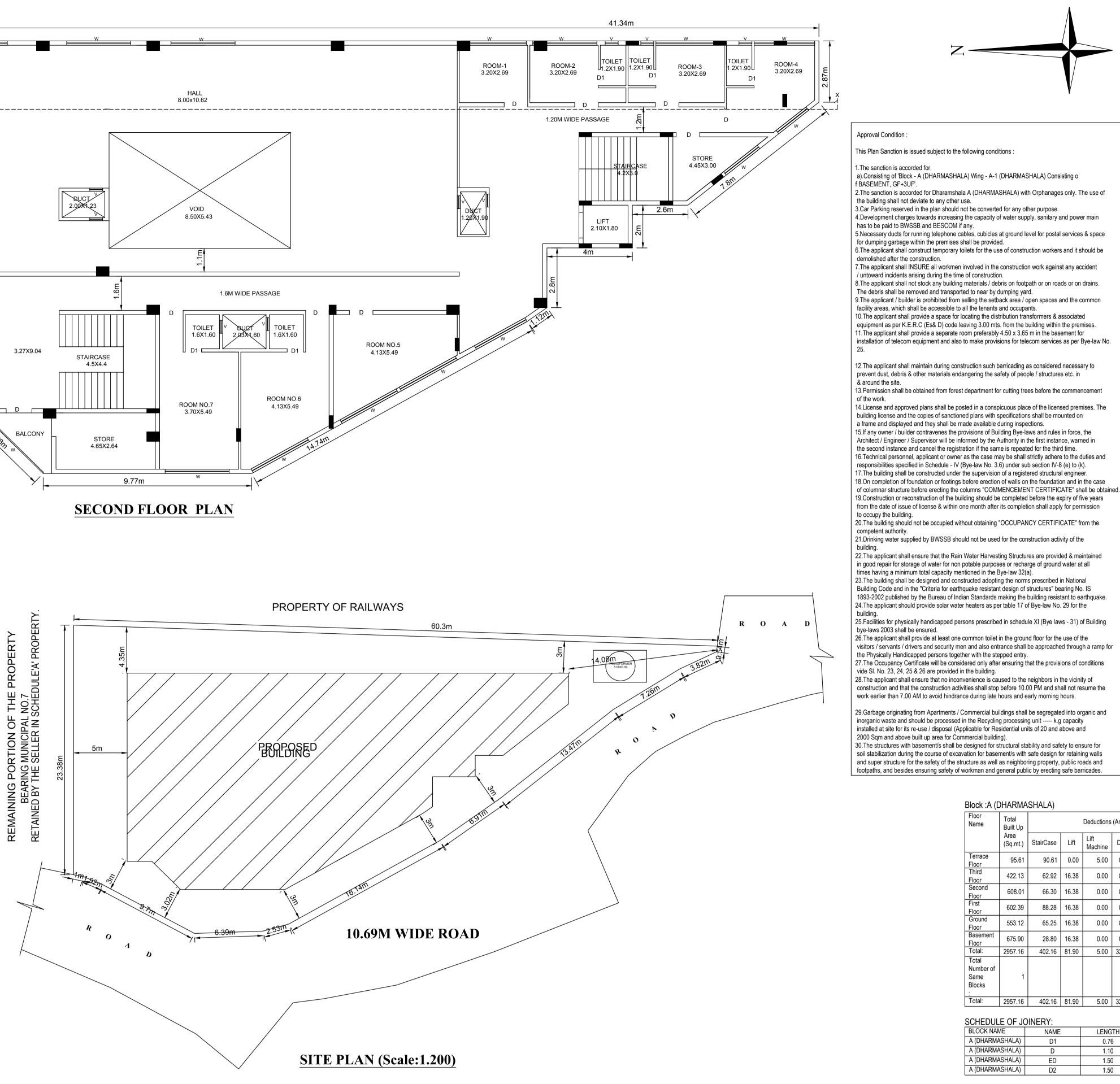
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority. SANCTIONING AUTHORITY : ASSISTANT / JUNIOR ENGINEER / ASSISTANT DIRECTOR WEST

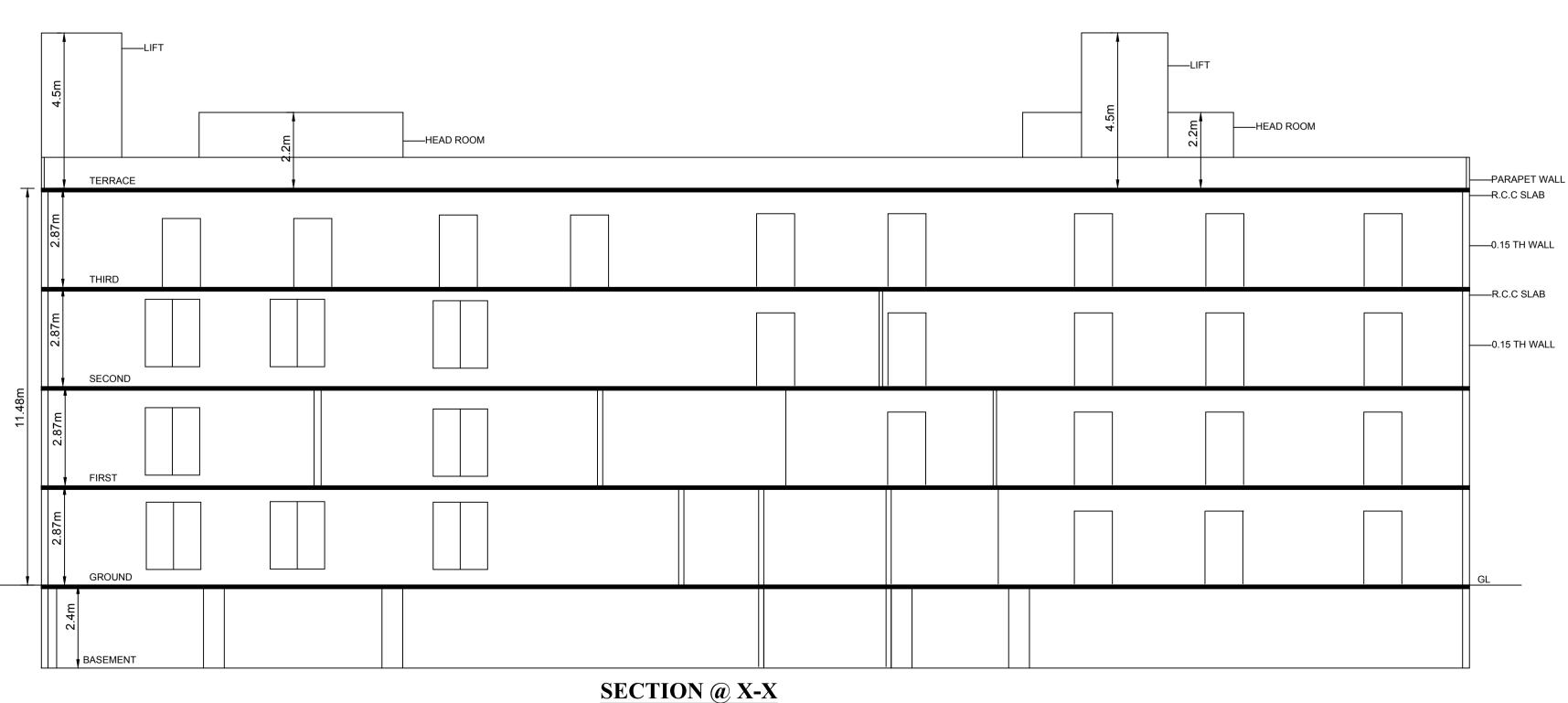
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.





FRONT ELEVATION





Floor Name	Total Built Up			Deductions	(Area in	Sq.mt.)				osed FAR a (Sq.mt.)	Total FAR Area	Carpet Area other
	Area (Sq.mt.)	StairCase	Lift	Lift Machine	Duct	Void	Ramp	Parking	Resi.	Commercial	(Sq.mt.)	than Teneme
Terrace Floor	95.61	90.61	0.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.
Third Floor	422.13	62.92	16.38	0.00	8.12	35.10	0.00	0.00	0.00	299.61	299.61	0.
Second Floor	608.01	66.30	16.38	0.00	8.12	46.16	0.00	0.00	0.00	471.05	471.05	0.
First Floor	602.39	88.28	16.38	0.00	8.12	26.85	0.00	0.00	0.00	462.76	462.76	0.
Ground Floor	553.12	65.25	16.38	0.00	8.12	51.70	0.00	0.00	270.34	141.33	411.67	277.
Basement Floor	675.90	28.80	16.38	0.00	0.00	0.00	67.90	562.82	0.00	0.00	0.00	0.
	2957.16	402.16	81.90	5.00	32.48	159.81	67.90	562.82	270.34	1374.75	1645.09	277.
Total Number of Same Blocks	1											
Total:	2957.16	402.16	81.90	5.00	32.48	159.81	67.90	562.82	270.34	1374.75	1645.09	2
A (DHARMAS	,	ED D2		1.5 1.5			2.10 2.10		05 01			
SCHEDULE												
BLOCK NAM		NAME		LENG	TH	Н	EIGHT		NOS			
A (DHARMAS	SHALA)											
A (DHARMAS		v1		1.2	0		1.20		19			
	SHALA)	v 1		1.2 1.2					19 12			
A (DHARMAS	SHALA)				0		1.20					
A (DHARMAS A (DHARMAS	SHALA) SHALA)	v		1.2	0 0		1.20 1.20		12			
A (DHARMAS A (DHARMAS A (DHARMAS	SHALA) SHALA) SHALA)	v V w w1		1.2 1.2 2.5 2.7	0 0 0 1		1.20 1.20 1.20 1.20 1.20		12 01 33 01			
A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS	SHALA) SHALA) SHALA) SHALA)	v V w w1 w1		1.2 1.2 2.5 2.7 2.8	0 0 0 1 4		1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20		12 01 33 01 01			
A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS	SHALA) SHALA) SHALA) SHALA) SHALA)	v V w w1 w1 w1		1.24 1.24 2.5 2.7 2.8 3.14	0 0 0 1 4 0		1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20		12 01 33 01 01 27			
A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS	SHALA) SHALA) SHALA) SHALA) SHALA) SHALA)	v V w1 w1 w1 w1 w1		1.2 1.2 2.5 2.7 2.8 3.1 3.1	0 0 1 4 0 1		1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20		12 01 33 01 01 27 01			
A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS	SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) SHALA)	v V w1 w1 w1 w1 w1 w1 w		1.2 1.2 2.5 2.7 2.8 3.1 3.1 3.1	0 0 1 4 0 1 4 4		1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20		12 01 33 01 01 27 01 01			
A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS	SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) SHALA)	v V w1 w1 w1 w1 w1 w1 w2 w		1.2 1.2 2.5 2.7 2.8 3.1 3.1 3.1 3.1 3.3	0 0 1 4 0 1 4 9		1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20		12 01 33 01 01 27 01			
A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS	SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) SHALA)	v V w1 w1 w1 w1 w1 w2 w W Block :A (D		1.2 1.2 2.5 2.7 2.8 3.1 3.1 3.1 3.3	0 0 1 4 0 1 4 9 X)		1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20		12 01 33 01 01 27 01 01 01 01	No. of Tenema	ent	
A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS JnitBUA Ta FLOOR GROUND	SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) SHALA)	v V w1 w1 w1 w1 w1 w1 w2 w		1.2 1.2 2.5 2.7 2.8 3.1 3.1 3.1 3.1 3.3 IASHALA JA Type	0 0 1 4 0 1 4 9 9 4) UnitBUA /	Area C 3.93	1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20         1.20		12 01 33 01 01 27 01 01	No. of Teneme	ent	
A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS JnitBUA Ta FLOOR GROUND FLOOR PLAN FIRST FLOO	SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) OLD	v V w1 w1 w1 w1 w1 w2 W1 w2 W1 W1 W1 W1 W1 W1 W1 W1 W1 W1 W1 W1 W1	UnitBL	1.2 1.2 2.5 2.7 2.8 3.1 3.1 3.1 3.1 3.3 IASHALA JA Type I R	0 0 1 4 0 1 4 9 4 9 2 0 1 5		1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20	2	12 01 33 01 01 27 01 01 01 01 01		ent	
A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS JNItBUA Ta FLOOR GROUND FLOOR PLAN FIRST FLOO PLAN SECOND	SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) Characterized and a second s	v V w1 w1 w1 w1 w1 w2 W Block :A (D Name AGE HOME	UnitBL OTHE	1.2 1.2 2.5 2.7 2.8 3.1 3.1 3.1 3.1 3.3 IASHALA JA Type I R R	0 0 1 4 0 1 4 9 VitBUA / 15 48	3.93	1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.20 1.33.82	2 8	12 01 33 01 01 27 01 01 01 01 01 8 Rooms 9	1	ent	
A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS A (DHARMAS JnitBUA Ta FLOOR GROUND FLOOR PLAN FIRST FLOO PLAN	SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) SHALA) CLD R OLD	v V w1 w1 w1 w1 w2 Block :A (D Name AGE HOME	UnitBL OTHE OTHE	1.2 1.2 2.5 2.7 2.8 3.1 3.1 3.1 3.1 3.3 IASHALA JA Type I R R R R	0 0 1 4 0 1 4 9 2 4 9 2 0 1 5 48 48 47	3.93 2.76	1.20 1.20	2 8 7	12 01 33 01 01 27 01 01 01 01 01 6 Rooms 9 29	1 1	ent	

SCALE : 1:100

31.Sufficie	nt two wheeler parking shall be provided as per requirement.
	Management Plan shall be obtained from Traffic Management Consultant for all high rise
	which shall be got approved from the Competent Authority if necessary.
	vner / Association of high-rise building shall obtain clearance certificate from Karnataka
	Emergency Department every Two years with due inspection by the department regarding working of Fire Safety Measures installed. The certificate should be produced to the Corporation
	get the renewal of the permission issued once in Two years.
	vner / Association of high-rise building shall get the building inspected by empaneled
	of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are
	nd workable condition, and an affidavit to that effect shall be submitted to the
	on and Fire Force Department every year.
	wner / Association of high-rise building shall obtain clearance certificate from the Electrical
	ate every Two years with due inspection by the Department regarding working condition of installation / Lifts etc., The certificate should be produced to the BBMP and shall get the
	f the permission issued that once in Two years.
	vner / Association of the high-rise building shall conduct two mock - trials in the building
	re the onset of summer and another during the summer and assure complete safety in respect of
fire hazar	• • • •
	ilder / Contractor / Professional responsible for supervision of work shall not shall not
	and structurally deviate the construction from the sanctioned plan, without previous
••	of the authority. They shall explain to the owner's about the risk involved in contravention
•	visions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of
the BBMI 38 The co	nstruction or reconstruction of a building shall be commenced within a period of two (2)
	n date of issue of licence. Before the expiry of two years, the Owner / Developer shall give
	to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in
	VI. Further, the Owner / Developer shall give intimation on completion of the foundation or
	walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
	of Development plan, Parks and Open Spaces area and Surface Parking area shall be
	d and reserved as per Development Plan issued by the Bangalore Development Authority.
	er conditions and conditions mentioned in the work order issued by the Bangalore nent Authority while approving the Development Plan for the project should be strictly
adhered	
	plicant / Owner / Developer shall abide by the collection of solid waste and its segregation
	id waste management bye-law 2016.
42.The ap	plicant/owner/developer shall abide by sustainable construction and demolition waste
	ent as per solid waste management bye-law 2016.
	plicant / Owners / Developers shall make necessary provision to charge electrical
vehicles.	plicent / Owner / Developer shall plant one tree for a) sites measuring 190 Sam up to 240
	plicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 inimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240
	he FAR area as part thereof in case of Apartment / group housing / multi-dwelling
	opment plan.
45.In case	of any false information, misrepresentation of facts, or pending court cases, the plan
	s deemed cancelled.
	e, building licence for special conditions, if any.
	ondition as per Labour Department of Government of Karnataka vide ADDENDUM
(Hosadaa	gi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
1.Registra	tion of
	/ Builder / Owner / Contractor and the construction workers working in the
	on site with the "Karnataka Building and Other Construction workers Welfare
	buld be strictly adhered to
·	
	licant / Builder / Owner / Contractor should submit the Registration of establishment and
	struction workers engaged at the time of issue of Commencement Certificate. A copy of the
	Il also be submitted to the concerned local Engineer in order to inspect the establishment re the registration of establishment and workers working at construction site or work place.
	licant / Builder / Owner / Contractor shall also inform the changes if any of the list of
	ngaged by him.
4.At any p	oint of time No Applicant / Builder / Owner / Contractor shall engage a construction worker
	or work place who is not registered with the "Karnataka Building and Other Construction
workers \	Velfare Board".
Note :	
1 Accomm	odation shall be provided for setting up of schools for imparting education to the children o
	ion workers in the labour camps / construction sites.
	hildren of workers shall be furnished by the builder / contractor to the Labour Department
	nandatory.
3.Employi	nent of child labour in the construction activities strictly prohibited.
	g NOC from the Labour Department before commencing the construction work is a must.
	ill not be responsible for any dispute that may arise in respect of property in question.
o.in case	f the documents submitted in respect of property in question is found to be false or
	I, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Color Notos		3CALE : 1.100
Color Notes		
COLOR INDEX		
PLOT BOUNDARY		
ABUTTING ROAD		
PROPOSED WORK (CO	/FRAGE AREA)	
EXISTING (To be retaine		
EXISTING (To be demoli		
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:	VERSION DATE: 31/06/2021	
Authority: BBMP	Plot Use: Residential	
Inward No: PRJ/6743/21-22	Plot SubUse: Dharamshala	
Application Type: General	Land Use Zone: Traffic and Transportation	
Proposal Type: Building Permission	Plot/Sub Plot No.: NO.7/1	
Nature of Sanction: NEW	City Survey No.: -	
Location: RING-II	Khata No. (As per Khata Extract): -	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 29-57-7/	1
Zone: West	Locality / Street of the property: HOSKER	
	BANGALORE	
Ward: Ward-120		
Planning District: 201-Kempapura		
Agrahara		-
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1107.15
NET AREA OF PLOT	(A-Deductions)	1107.15
COVERAGE CHECK		
Permissible Coverage area (5	•	553.58
Proposed Coverage Area (49.	,	553.11
Achieved Net coverage area (	,	553.11
Balance coverage area left ( 0	.04 % )	0.47
FAR CHECK		
Permissible F.A.R. as per zon		1660.73
-	and II ( for amalgamated plot - )	0.00
Allowable TDR Area (60% of I	,	0.00
Premium FAR for Plot within In	npact Zone ( - )	0.00
Total Perm. FAR area (1.50)		1660.73
Residential FAR (16.43%)		270.34
Commercial FAR (83.57%)		1374.75
Proposed FAR Area		1645.09
Achieved Net FAR Area (1.49	')	1645.09
Balance FAR Area (0.01)		15.64
BUILT UP AREA CHECK		
Proposed BuiltUp Area	(Levent Lul)	2957.16
Substructure Area Add in BUA		15.00
Achieved BuiltUp Area		2972.16

Approval Date :

Block	No. of	Total Built Up			Deductions	(Area in	Sq.mt.)				osed FAR (Sq.mt.)	Total FAR Area	Carpet Area other
	Same Bldg	Area (Sq.mt.)	StairCase	Lift	Lift Machine	Duct	Void	Ramp	Parking	Resi.	Commercial	(Sq.mt.)	than Tenemen
A (DHARMASHALA)	1	2957.16	402.16	81.90	5.00	32.48	159.81	67.90	562.82	270.34	1374.75	1645.09	277.18
Grand Total:	1	2957.16	402.16	81.90	5.00	32.48	159.81	67.90	562.82	270.34	1374.75	1645.09	277.18

	1.0	qu.	Achi	eveu
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
	3	41.25	13	178.75
al Car	3	41.25	13	178.75
Wheeler	-	13.75	0	0.00
er Parking	-	-	-	384.07
al		55.00		562.82

FAR & Tenement Details

Block USE/SUB	JSE Details	6						
Block Name Block		Use B	Block SubUse		ck Structure		Block Land Use Category	
A (DHARMASHALA) R		ential D	Dharamshala		pto 11.5 mt. l	Ht.	R	
Required Parking	g(Table 7a)							
Block	Type	SubUse	Area	U	nits		Car	
Name	, Type Subose		(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Pro
A (DHARMASHALA)	Residential Dharamshala		> 0	100	270.34	1	3	-

SRI.GURU JYEST PUSHKAR JAIN CHARITABLE TRUST (REGD) 1.SRI.BHARATH KUMAR

3 13

- 2.SRI.PARASMAL SALECHHA **3.SRI.NEMICHAND JAIN** 4.SRI.MAHENDRA JAIN
- 5.SRI.M.MAHAVEER CHAND MEHTA 6.SRI.P.CHHAGANMAL
- 7.SRI.PRAVEEN KUMAR JAIN.R 8.SRI.SURENDRA KUMAR
- 9.SRI.DINESH KUMAR 10.SRI.UTTAMCHAND RATADIA
- 11.SRI.PRAVEEN KUMAR.B 12.SRI.DEEPCHAND DHINGARMALJI BHANSALI
- **13.SRI.SUMAN BAGRECHA** 14.SRI.SAJJAN RAJ.P 15.SRI.KAMALESH KUMAR.V.CHHAJED
- **REP BY** SRI.NEMICHAND JAIN-PRESIDENT
- M.MAHAVEER CHAND MEHTA-GENERAL SECRETARY

## OWNER / GPA HOLDER'S SIGNATÚRE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : SRI.GURU JYEST PUSHKAR JAIN CHARITABLE TRUST (REGD) REP BY SRI.NEMICHAND JAIN-PRESIDENT

M.MAHAVEER CHAND MEHTA-GENERAL SECRETARY NO.7/1, HOSKERE ROAD, K.P.AGRAHARA, BANGALORE.

hy as i ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Shobha. N no.06, Geleyara Balaga 1st Stage,

Mahaslakshmipuram./nno.06, Geleyara Balaga 1st Stage , Mahaslakshmipuram. BCC/BL-3.2.3/E-2520/2003-04

PROJECT TITLE : PLAN SHOWING THE PROPOSED DHARMASHAM A ORPHANAGE BUILDING @ NO.7/1, HOSKERE ROAD, K.P.AGRAHARA, BANGALORE, WARD NO.120 (OLD NO.29), PD NO.29-57-7/1.

DRAWING TITLE : FIRST FLOOR+SECOND FLOOR+ THIRD FLOOR+SITE PLAN+ ELEVATION AND SECTION.

SHEET NO: 2

This approval of Building plan/ Modified plan is valid for two years from the SANCTIONING AUTHORITY : date of issue of plan and building licence by the competent authority. ASSISTANT / JUNIOR ENGINEER / ASSISTANT DIRECTOR WEST

0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	299.61	299.61	0.00
0.00	0.00	0.00	471.05	471.05	0.00
0.00	0.00	0.00	462.76	462.76	0.00
0.00	0.00	270.34	141.33	411.67	277.18
67.90	562.82	0.00	0.00	0.00	0.00
67.90	562.82	270.34	1374.75	1645.09	277.18
67.90	562.82	270.34	1374.75	1645.09	277

fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.