

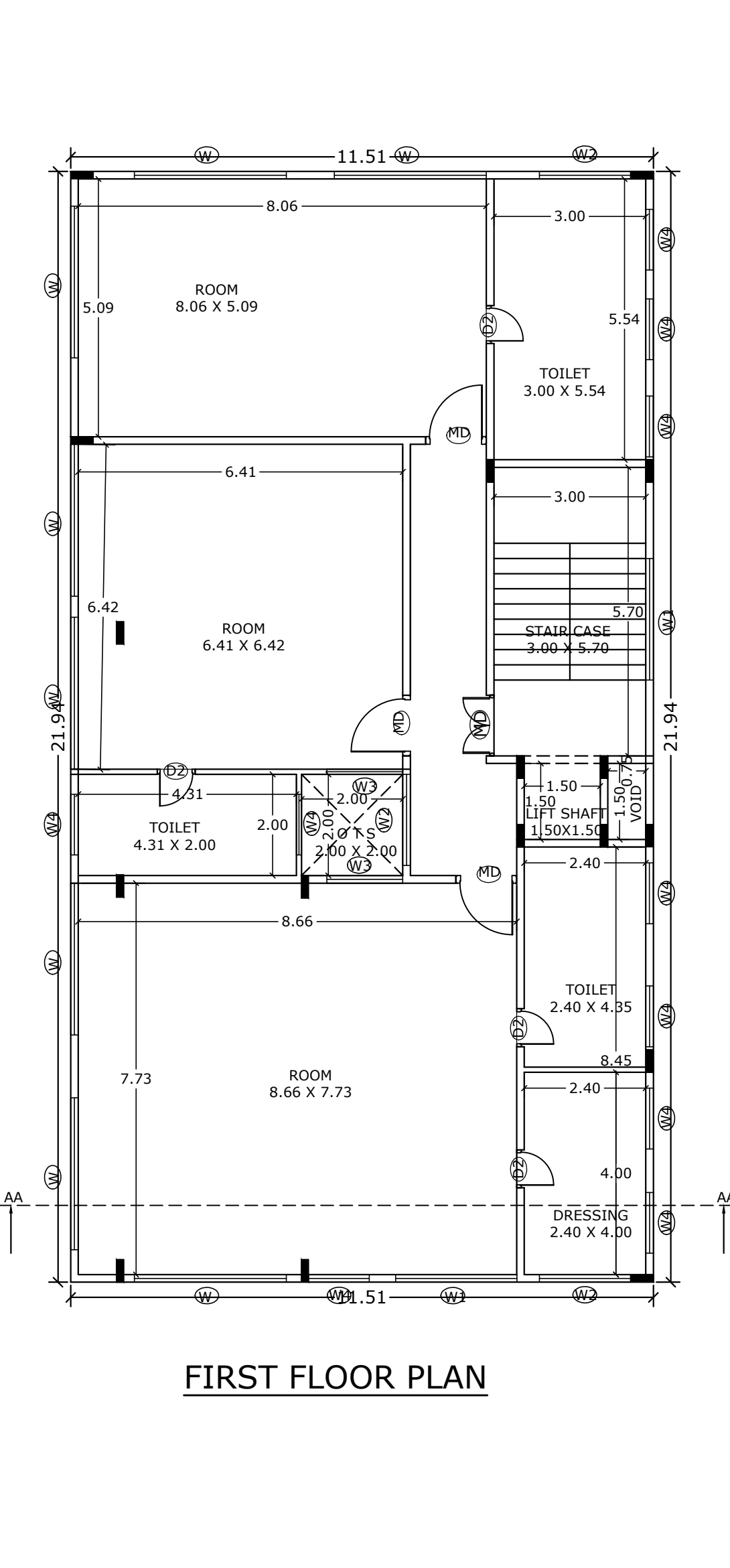
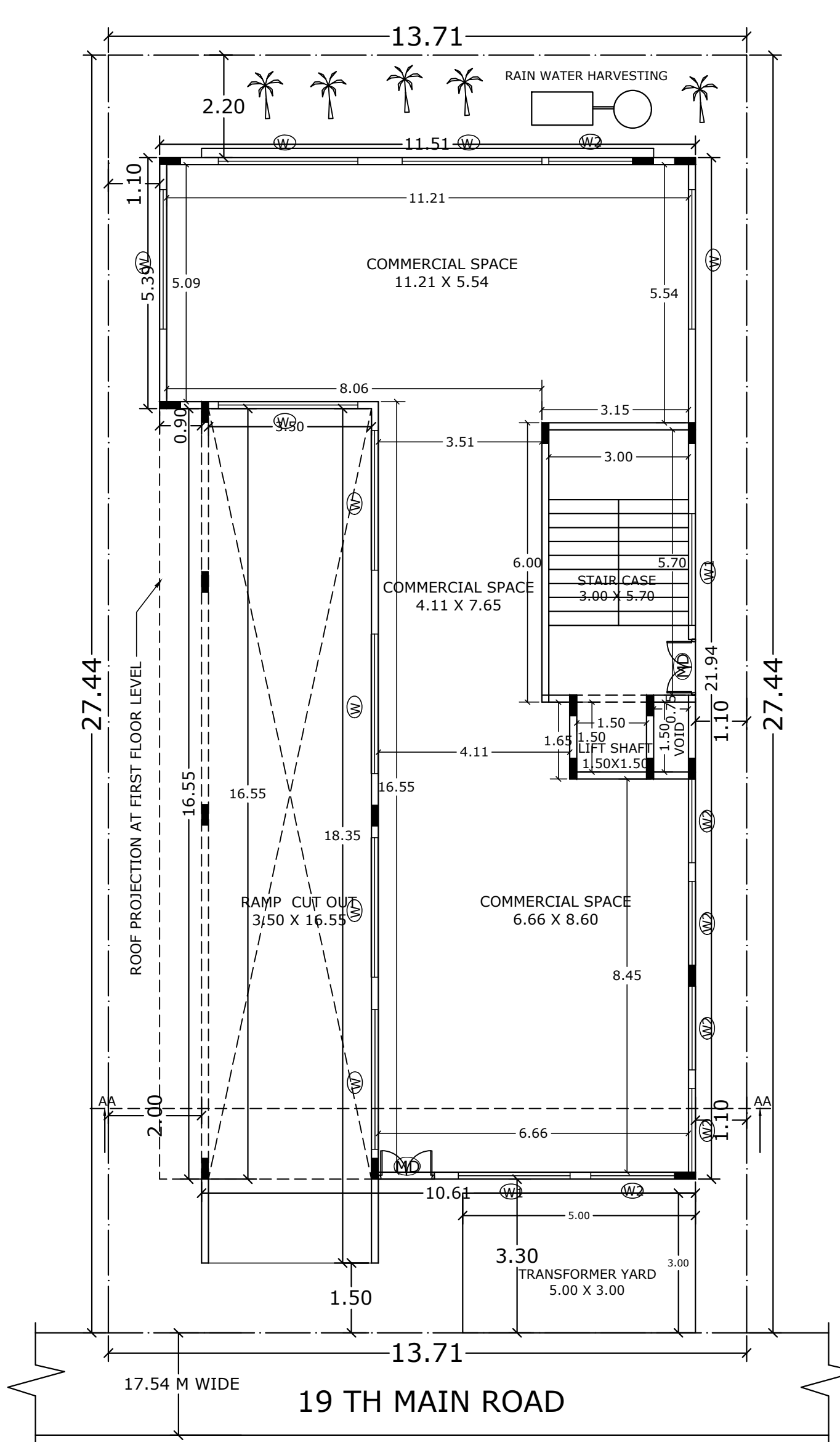
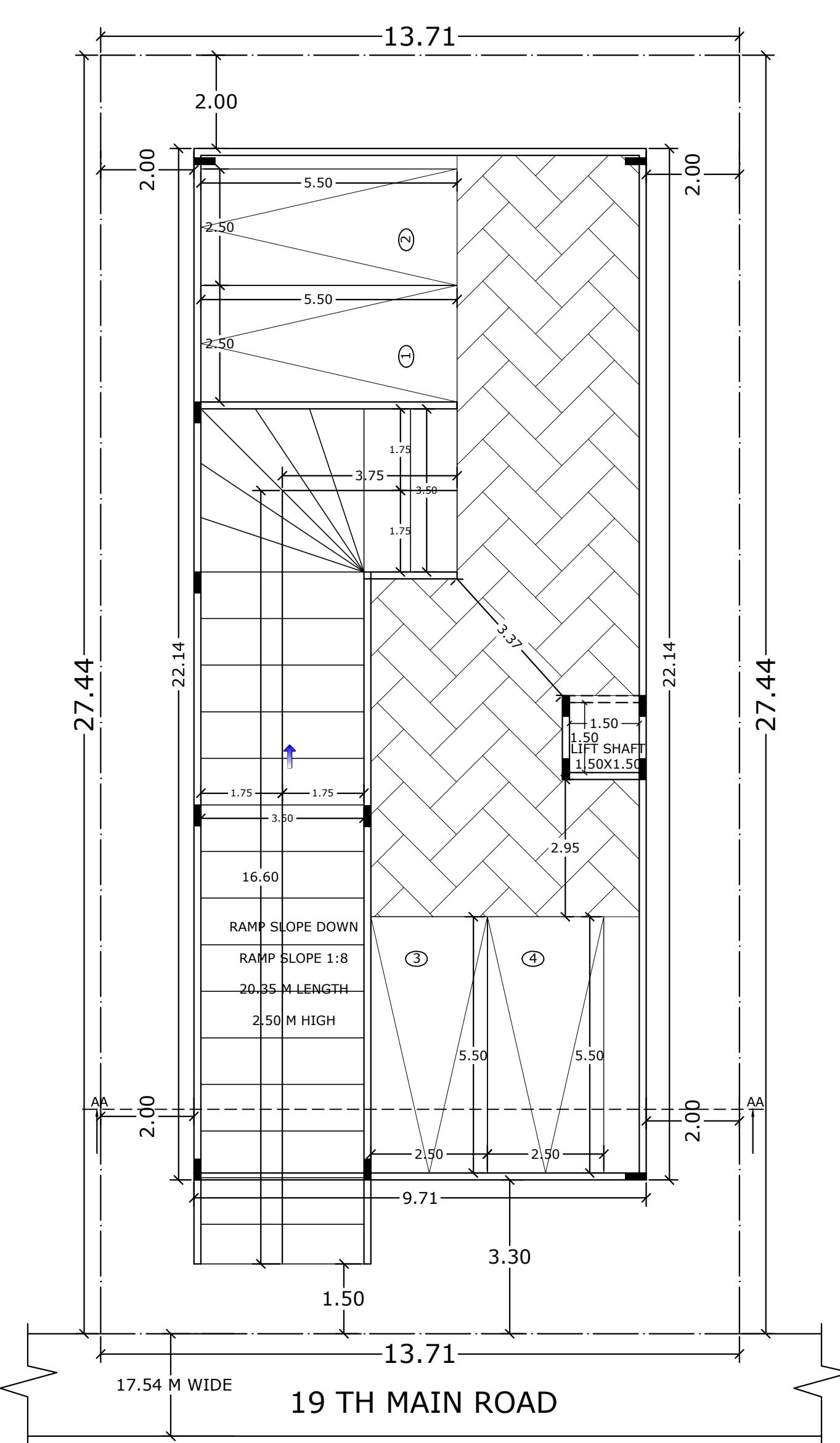
SCALE : 1 : 100

Color Notes  
COLOR INDEX

PROPOSED WORK (COVERAGE AREA)	[Green Box]
EXISTING (To be retained)	[Yellow Box]
EXISTING (To be demolished)	[Red Box]

AREA STATEMENT (BMAP)	
PROJECT DETAIL:	VERSION NO. : 1.04
Authority: BMAP	VERSION DATE: 31/08/2021
Application Type: Commercial	Plot Use: Commercial
Land Use Zone: Residential (R10)	Plot SubUse: Commercial Bldg
Proposed Work: Building Permission	Plot No: 711 (OLD NO 367)
Nature of Sanction: NEW	City Survey No: 14-38-71
Location: BANG	KM No: 16 per Phase Scheme: 14-38-71
Building Line Specified as per Z/NA	Plot No: (As per Khata Extract): 14-38-71
Zone: West	Locality (Sheet of the property): SITE NO 71 (OLD NO 367), 19 TH MAIN ROAD, 1 ST BLOCK, RAJAJANAGARA, BANGALURU, WARD NO 67(14), PID
Word: West/067	
Planning Ward: 213-Rajaj Nagar	
AREA OF FLOI (Minimum)	(A)
NET AREA OF FLOI	(A-Deductions)
PERMISSIBLE COVERAGE AREA (65.00 %)	244.53
Proposed Coverage Area (65.17 %)	237.63
Achieved Net Coverage area (61.13 %)	237.63
BALANCE COVERAGE AREA LEFT (1.83 %)	6.90
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.35)	846.65
Additional F.A.R. within Ring Road II (for amalgamated plot -)	0.00
Allowable TDR Area (95% of Perm FAR)	0.00
Permissible FAR for Net within impact Zone (-)	0.00
Total Perm. FAR Area (2.35)	846.65
Residential FAR (81.12%)	684.16
Commercial FAR (18.88%)	159.23
Proposed FAR Area	843.40
Achieved Net FAR Area (2.24)	843.40
Balanced FAR Area (0.01)	3.85
BUILT UP AREA CHECK	
Proposed BuiltUp Area	1306.09
Structure Area under BUA (Below Lvl)	0.00
Achieved BuiltUp Area	1306.27

Approval Date :



Approval Condition:

This Plan Sanction is subject to the following conditions :

- The sanction is accorded for 4 Commercial Block - SLV SHELTERS (PRIVATE LIMITED) (Wing - SLV SHELTERS - I) (PRIVATE LIMITED) Consisting of BASEMENT, GP-UP.
- The sanction is accorded for Commercial Block - SLV SHELTERS (PRIVATE LIMITED) with Hotel only. The use of the building shall not be converted for any other purpose.
- 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 BWS&S 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 footpaths or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
- The applicant / builder is prohibited from using 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.C (B&D) code having 3.00 m. from the building with the premises.
- The applicant shall provide a separate room preferably 4.50 x 3.00 m in the basement for 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 or other materials endangering the safety of people / structures etc. & around the site.
- Permission 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 tenanted premises. The building corners and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
- No any owner / builder contravene the provisions of Building Bye-law and codes 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 first time.
- 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. 3) under sub section (1) (9) (a) to (k).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the columns "COMPLETION CERTIFICATE" shall be obtained.
- Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license or within one month after its completion shall apply for permission to occupy the building.
- The building should not be occupied without "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWS&S should not be used for the construction activity of the building.
- 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 22(A).
- The building shall be designed and constructed adopting the norms prescribed in National Building Code and the "Codes for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- The applicant should provide solar water heaters as per table 11 of Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule VI (Bye-law - 31) of Building Bye-law 2002 shall be ensured.
- The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / tenants / owners and security men and also ensure that be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide S. No. 25, 28, 29 & 30 are provided in the building.
- The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activity 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.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit - - - a kg capacity installed at the site for inorganic (disposal) (Applicable for Residential with 40 and above and 2000 Sqm and above built up area for Commercial building).
- The structures with basement shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and support structure for the safety of the structures as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.

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 the 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 empowered condition 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 Department every year.

35 The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectors every Two years with due inspection by the Department regarding working condition of Electrical Installation (Lifts etc.). The certificate should be produced to the BMAP 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 the hazards.

37 The Builder / Contractor / Professional responsible for supervision of work shall not start material and structural 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 BMAP.

38 The construction or reconstruction of a building shall be completed within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BMAP (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) every measuring 150 Sqm up to 240 Sqm (b) minimum of two trees for sites measuring with more than 240 Sqm. One tree for every 240 Sqm in the FAR area as per provision of a registered structural engineer.

45 In the case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

46 Also see, building license for special conditions, if any.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing) (Housing) Letter No. LD/96/LET/2011, 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 adhere to.

2 The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged in the project to the Government of Karnataka. 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 In 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'.

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.

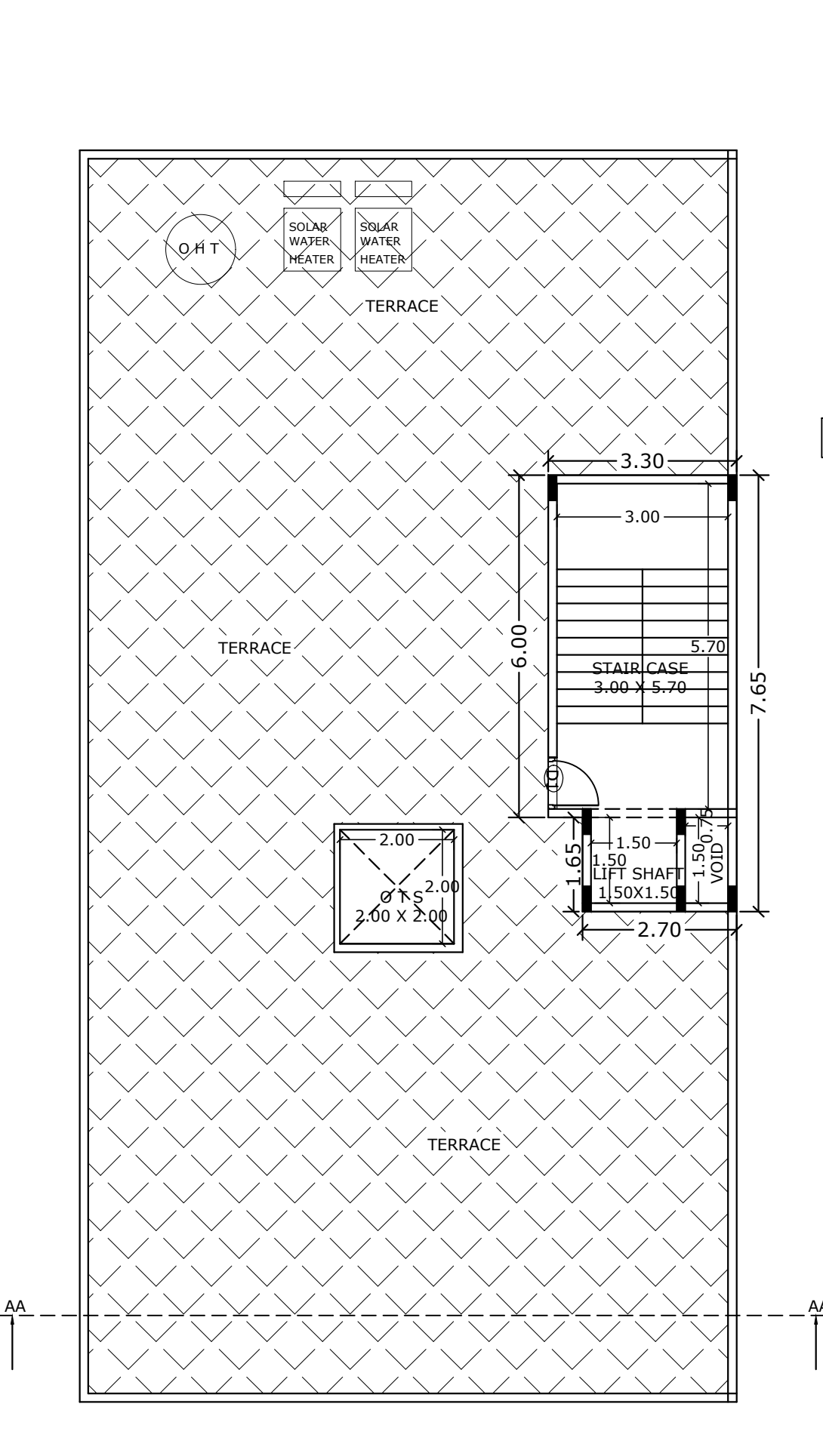
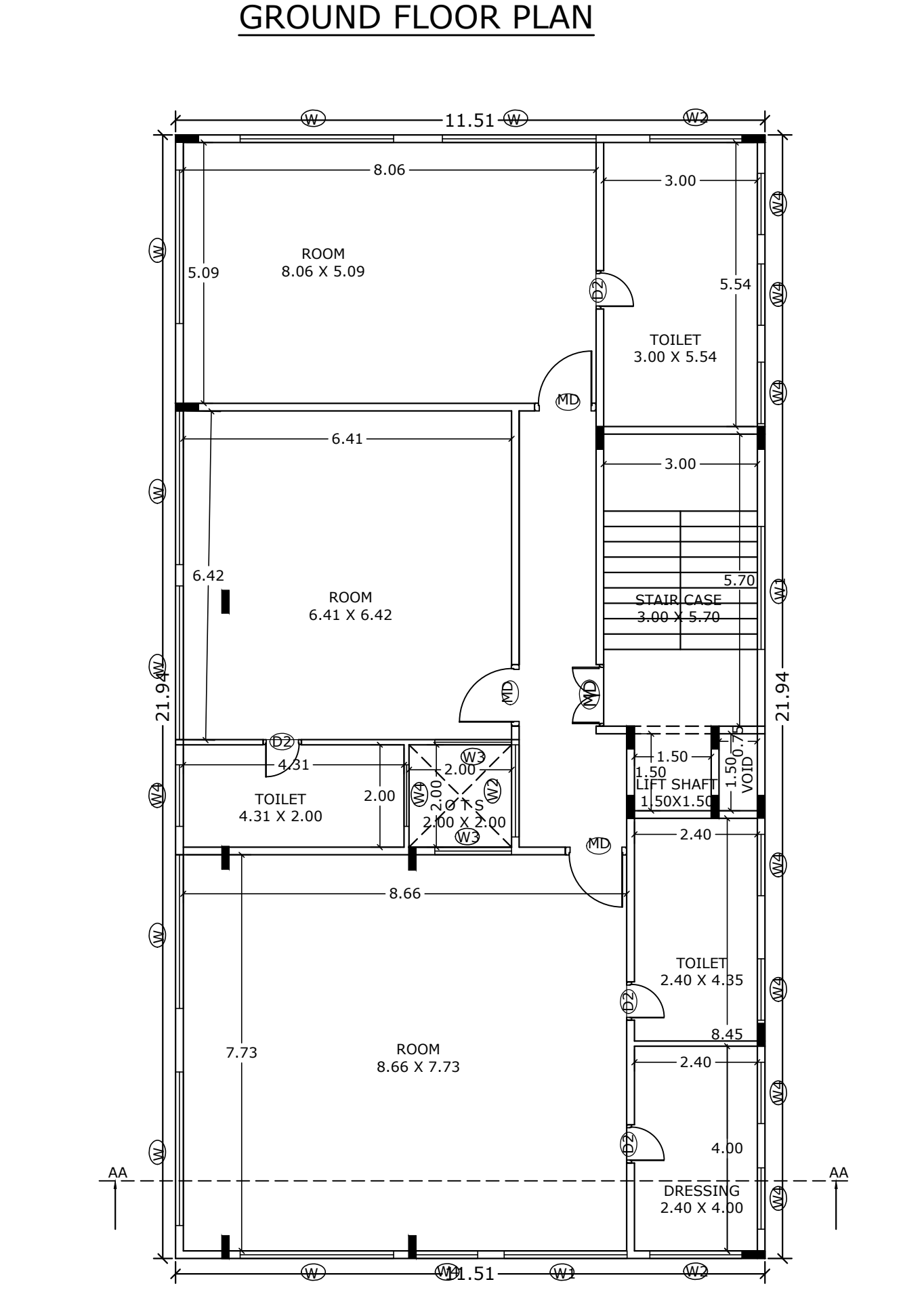
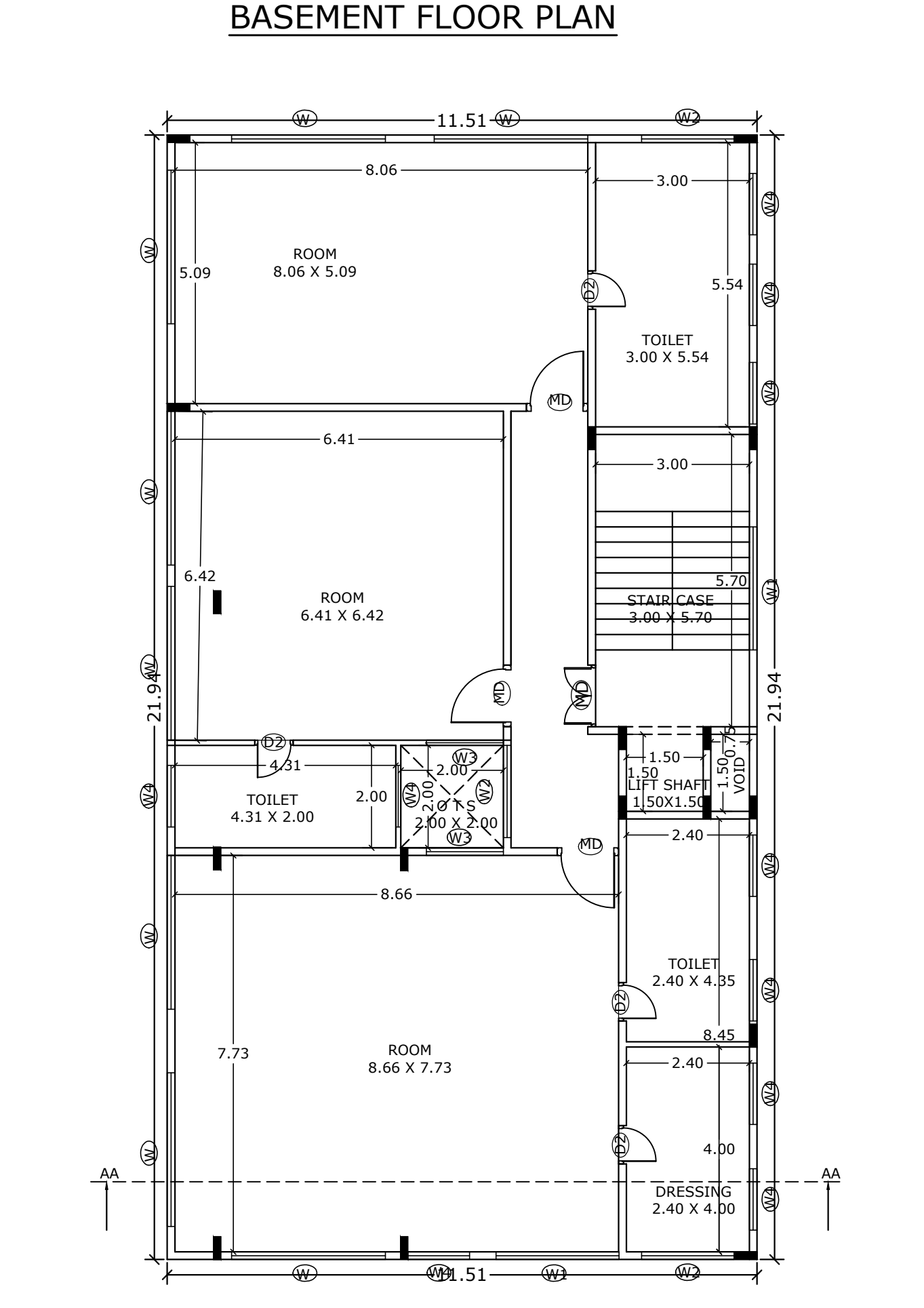
3 Employment of child labour in the construction activities strictly prohibited.

4 Obtaining NOC from the Labour Department before commencing the construction work is a must. Applicant will be responsible for any dispute that arises in respect of property in question.

6 In case if the documents submitted in respect of property in question to be liable to be issued or fabricated, the concerned standards cancelled automatically and legal action will be initiated.

Note:

- Accommodation shall be provided for setting up of schools for imparting 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. Applicant will be responsible for any dispute that arises in respect of property in question.
- In case if the documents submitted in respect of property in question to be liable to be issued or fabricated, the concerned standards cancelled automatically and legal action will be initiated.



(Scale - 1:100)

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
SLV SHELTERS (PRIVATE LIMITED)	W4	1.20	2.10	11

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
SLV SHELTERS (PRIVATE LIMITED)	W4	1.20	1.00	30
SLV SHELTERS (PRIVATE LIMITED)	W3	1.50	1.35	06
SLV SHELTERS (PRIVATE LIMITED)	W2	1.80	1.35	12
SLV SHELTERS (PRIVATE LIMITED)	W1	2.40	1.35	09
SLV SHELTERS (PRIVATE LIMITED)	W	3.00	1.35	33

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt)	StarCase	Lift	Lift Machine	Void	Ramp	Parking	Resu.	Commercial	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Carpet Area other than Tenement
SLV SHELTERS (PRIVATE LIMITED)	1	1306.09	88.20	11.25	4.86	74.44	71.23	212.73	684.15	159.23	843.38	735.45	
Grand Total	1	1306.09	88.20	11.25	4.86	74.44	71.23	212.73	684.15	159.23	843.38	735.45	

Required Parking (Table 7a)

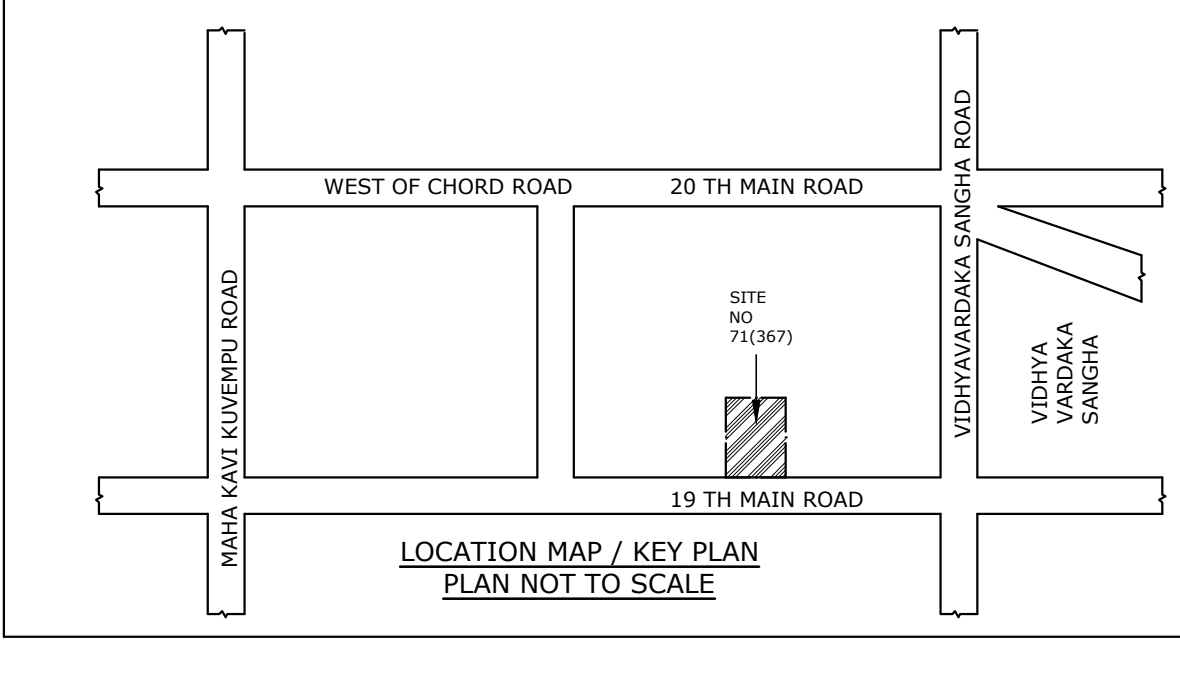
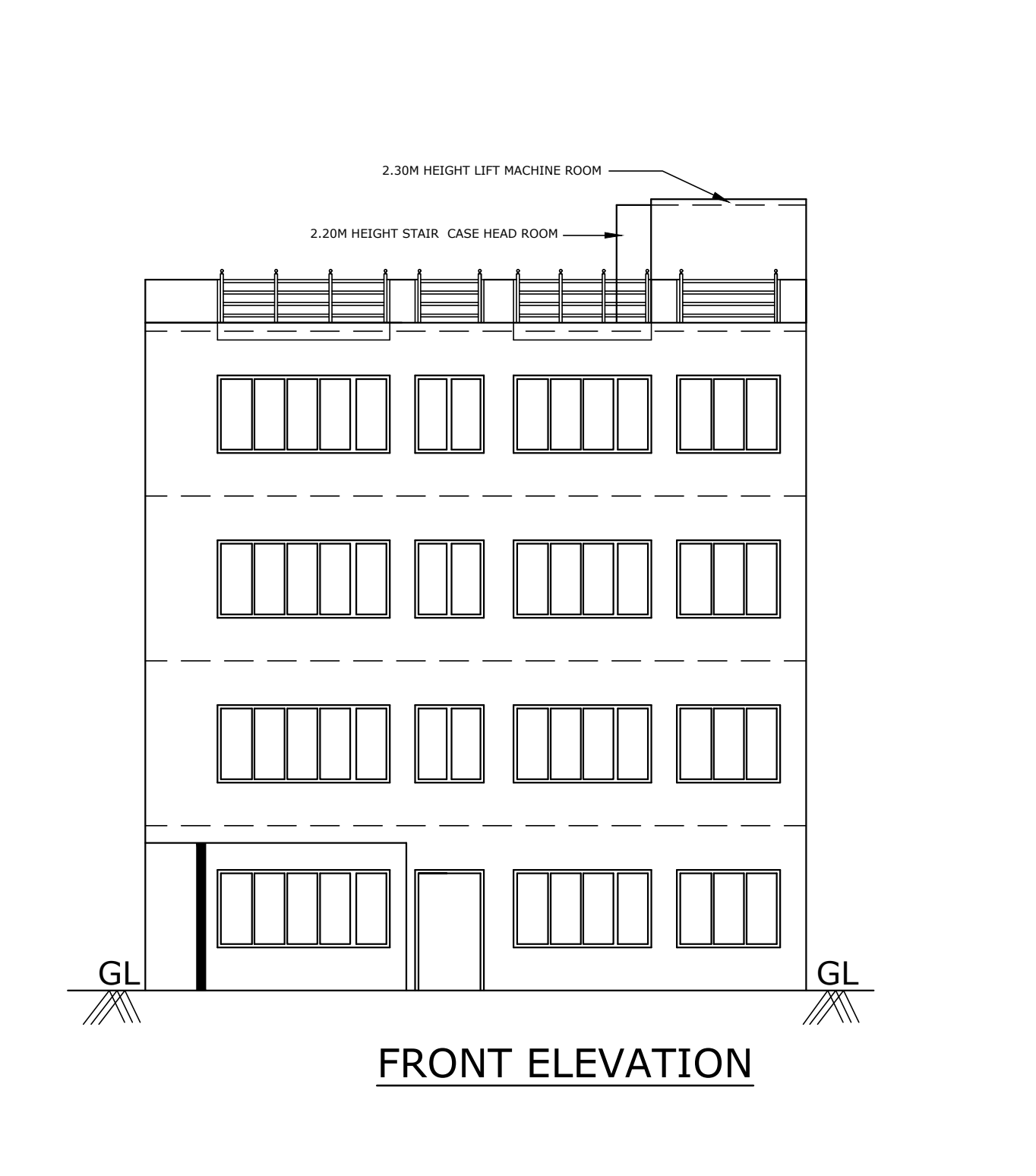
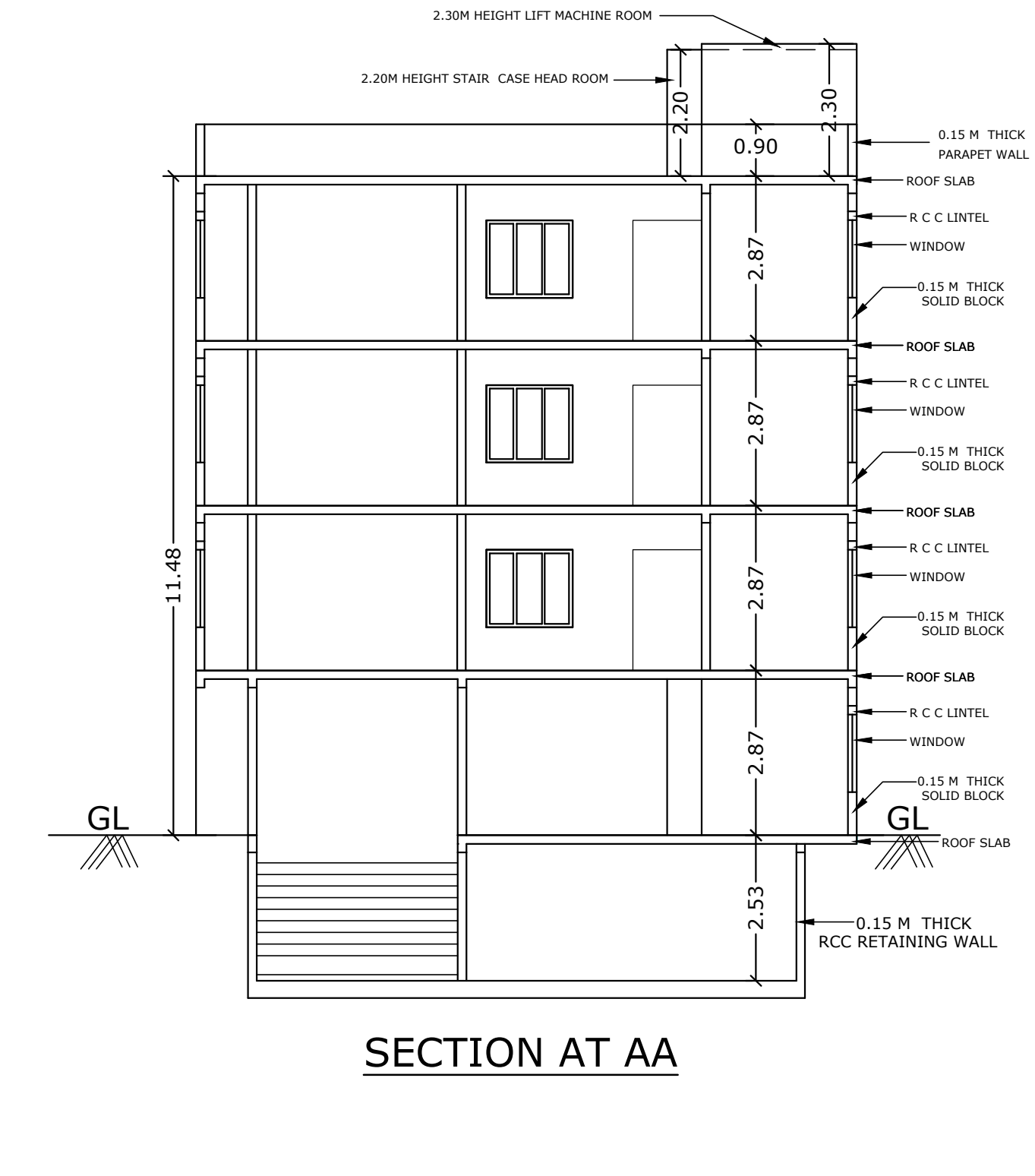
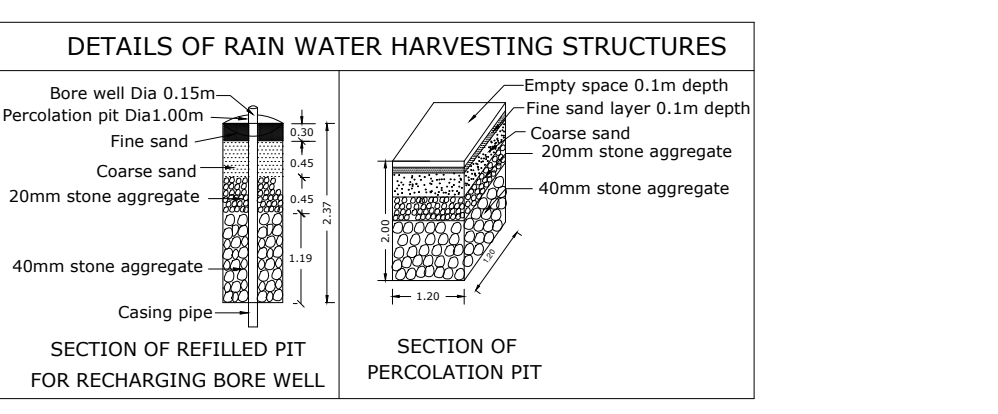
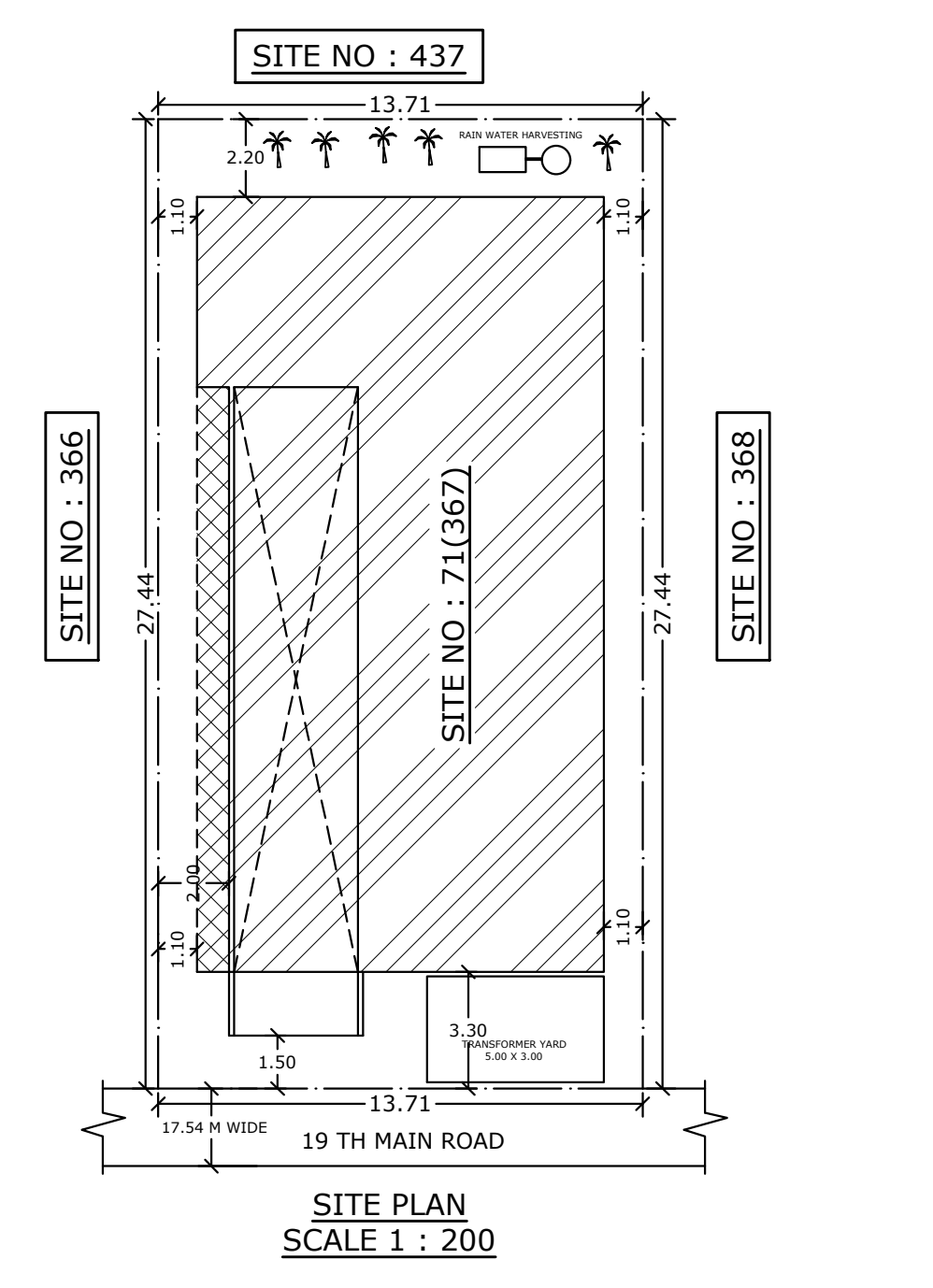
Block Name	Type	Subtype	Area (Sq.mt)	Reqd.	Prop.	Reqd./Unit	Reqd.	Car	Prop.
SLV SHELTERS (PRIVATE LIMITED)	Commercial Bldg	Residential	> 0	50	159.23	1	3	-	-
SLV SHELTERS (PRIVATE LIMITED)	Residential	Hotel	> 0	10	0.00	1	1	-	-
Total				-	-	-	4	4	4

Parking Check (Table 7b)

Vehicle Type	Reqd.	Achieved
Car	4	4
TwoWheeler	27.50	0
Other Parking	-	157.73
Total	82.50	161.73

Unit/BUA Table for Block - SLV SHELTERS (PRIVATE LIMITED)

FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenament
GROUND FLOOR PLAN	COMMERCIAL OFFICE	176.33	163.91	1	1	1
Total		176.33	163.91	1	1	1



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :  
 M/s. SLV SHELTERS PVT LTD.  
 Rep by MANAGING DIRECTOR  
 S/O. T. CHANDRU  
 8 ST. EAST 'B' LINK ROAD, MALLAWARAM, BANGALURU, 560003.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE  
 T VISHWANATH #18511,  
 8TH CROSS,  
 2ND STAGE,  
 KUMARASHAM LAYOUT  
 BOCBL-3E-41282015-16

PROJECT TITLE :  
 PLAN SHOWING PROPOSED COMMERCIAL / RESIDENTIAL HOSTEL BUILDING @ SITE NO 71 (OLD NO 367), 19 TH MAIN ROAD, 1 ST BLOCK, RAJAJANAGARA, BANGALURU, WARD NO 67(14), PID NO 14-38-71

DRAWING TITLE : 45 X 90 EAST FACING SLV SHELTERS - SLV SHELTERS (PRIVATE LIMITED) WITH BASEMENT, GP-UP

SHEET NO : 1

SANCTIONING AUTHORITY :  
 The approval of Building plan / Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.