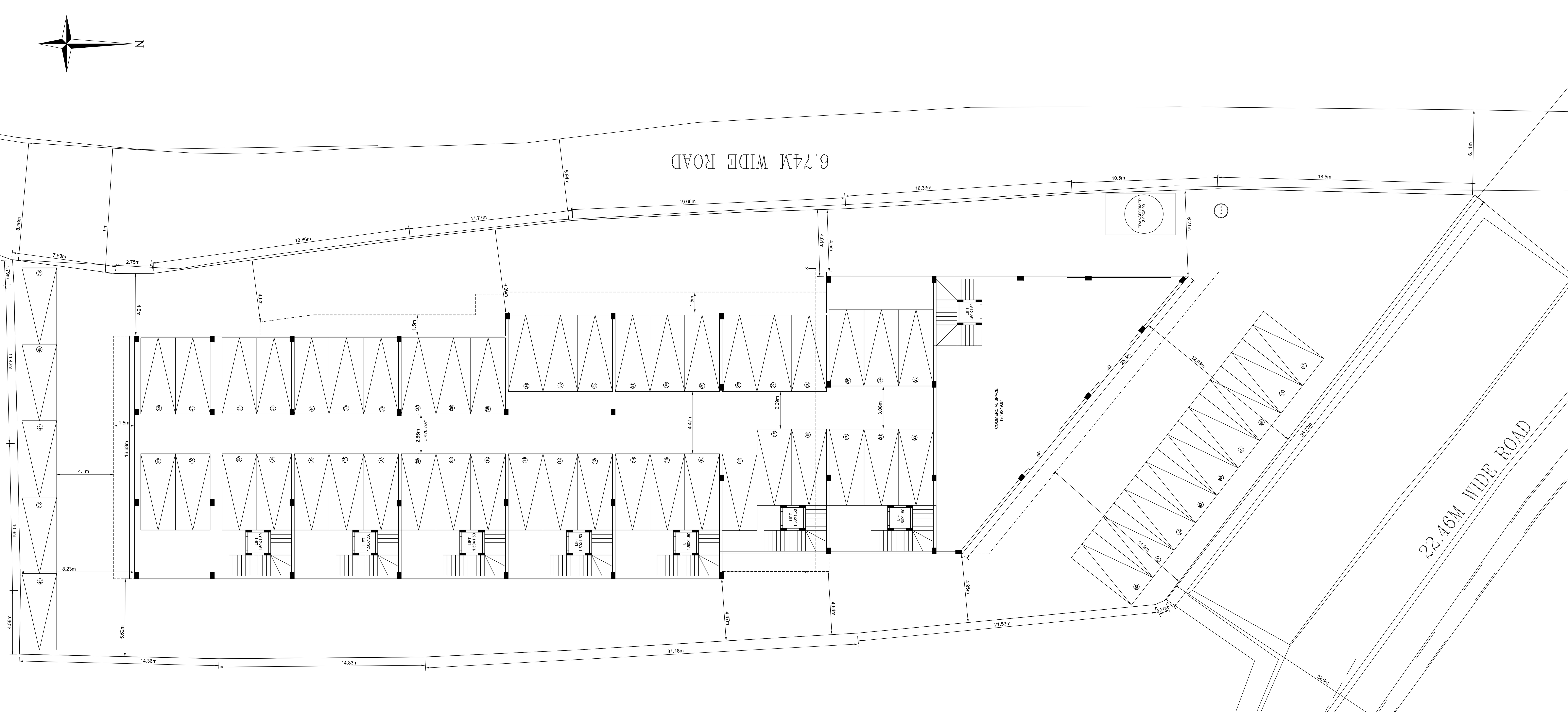
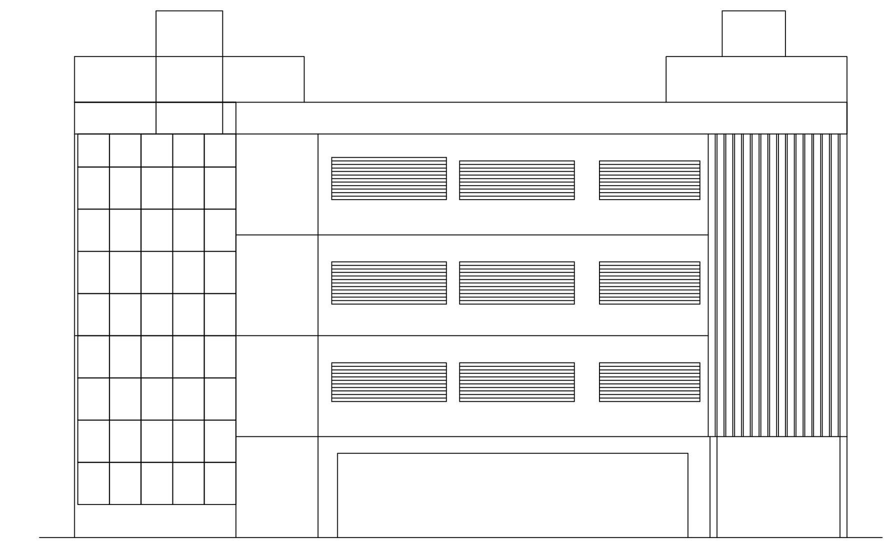
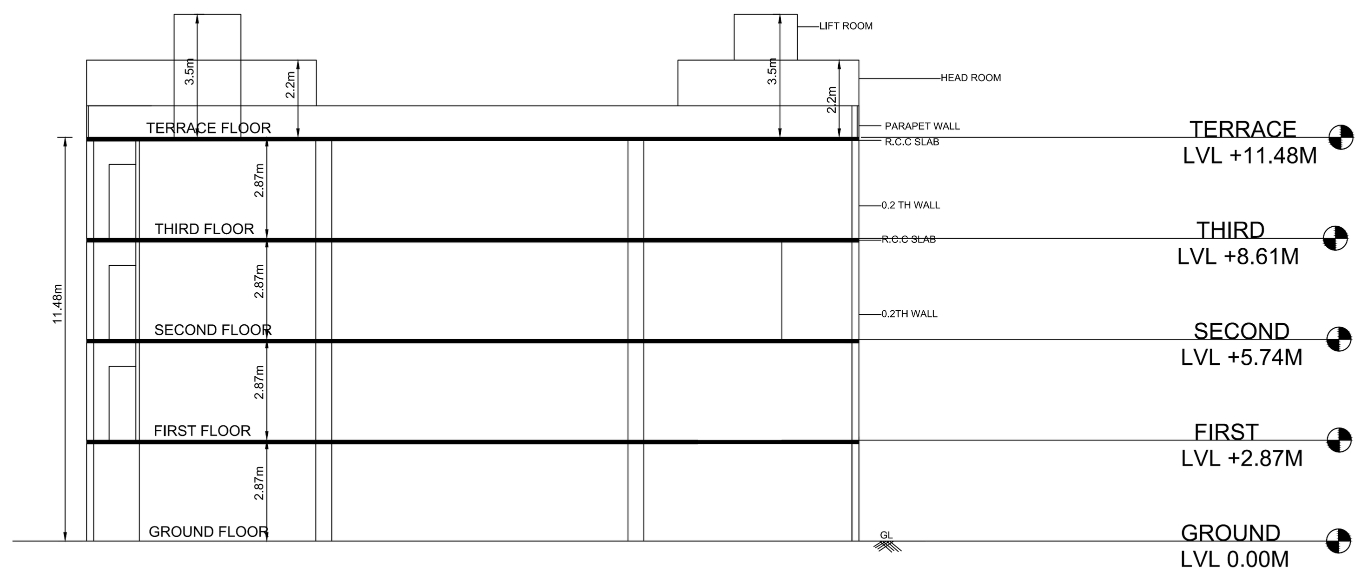


GROUND FLOOR PLAN



FRONT ELEVATION



SECTION @ X-X

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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.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 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.
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.

SCALE : 1:100

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Commercial	
Inward_No: PRJ/11322/21-22	Plot SubUse: Small Shop	
Application Type: General	Land Use Zone: Commercial (Business)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 7	
Nature of Sanction: NEW	City Survey No.: -	
Location: RING-II	PID No. (As per Khata Extract): 29--57-7	
Building Line Specified as per Z.R: NA	Locality / Street of the property: HOSAKERE ROAD, COTTON PET, BANGALORE	
Zone: West		
Ward: Ward-120		
Planning District: 201-Kempapura Agrahara		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2794.14
NET AREA OF PLOT	(A-Deductions)	2794.14
COVERAGE CHECK		
Permissible Coverage area (45.00 %)		1257.36
Proposed Coverage Area (44.84 %)		1252.87
Achieved Net coverage area (44.84 %)		1252.87
Balance coverage area left (0.16 %)		4.49
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		6985.35
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		6985.35
Commercial FAR (22.09%)		885.48
Industrial FAR (77.91%)		3123.33
Proposed FAR Area		4008.82
Achieved Net FAR Area (1.43)		4008.82
Balance FAR Area (1.07)		2976.53
BUILT UP AREA CHECK		
Proposed BuiltUp Area		5633.02
Substructure Area Add in BUA (Layout Lvl)		14.99
Achieved BuiltUp Area		5648.01

Approval Date :

Block :A (COMMERCIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)
		StairCase	Lift	Lift Machine	Parking	Commercial	Industrial	
Terrace Floor	204.02	186.02	15.75	2.25	0.00	0.00	0.00	0.00
Third Floor	1392.04	100.80	18.00	0.00	0.00	232.13	1041.11	1273.24
Second Floor	1392.04	100.80	18.00	0.00	0.00	232.13	1041.11	1273.24
First Floor	1392.04	100.80	18.00	0.00	0.00	232.13	1041.11	1273.24
Ground Floor	1252.88	81.90	15.75	0.00	966.13	189.10	0.00	189.10
Total:	5633.02	570.32	85.50	2.25	966.13	885.48	3123.33	4008.82
Total Number of Same Blocks :	1							
Total:	5633.02	570.32	85.50	2.25	966.13	885.48	3123.33	4008.82

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	D1	1.10	2.10	16
A (COMMERCIAL)	RS	3.00	2.10	09
A (COMMERCIAL)	RS	3.50	2.10	03

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	V	1.20	1.20	16
A (COMMERCIAL)	w	4.14	1.20	01
A (COMMERCIAL)	w	5.90	1.20	03
A (COMMERCIAL)	w	6.08	1.20	03
A (COMMERCIAL)	w	7.00	1.20	32
A (COMMERCIAL)	W	7.00	1.20	03

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.)
			StairCase	Lift	Lift Machine	Parking	Commercial	Industrial	
A (COMMERCIAL)	1	5633.02	570.32	85.50	2.25	966.13	885.48	3123.33	4008.82
Grand Total:	1	5633.02	570.32	85.50	2.25	966.13	885.48	3123.33	4008.82

UnitBUA Table for Block :A (COMMERCIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	COMMERCIAL	SHOP	201.70	188.64	1	1
FIRST FLOOR PLAN	COMMERCIAL	SHOP	244.73	230.71	1	2
	GODOWN	GODOWN	1129.31	1078.53	7	
TYPICAL -SECOND & THIRD FLOOR PLAN	COMMERCIAL	SHOP	244.73	230.46	2	4
	GODOWN	GODOWN	1129.31	1076.75	14	
Total:	-	-	4323.82	4112.30	41	7

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	18	247.50	55	756.25
Total Car	18	247.50	55	756.25
TwoWheeler	-	27.50	0	0.00
Other Parking	-	-	-	402.38
Total		275.00		1158.63

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COMMERCIAL)	Commercial	Small Shop	Bldg upto 11.5 mt. Ht.	C1

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (COMMERCIAL)	Commercial	Small Shop	> 0	50	885.48	1	18	-
	Total :		-	-	-	-	18	55

M/S MALGUDI REP BY
1. PRAVEEN KUMAR JAIN
2. BABULAL
3. RAJESH KUMAR
4. B.RAMESH CHAND
5. HEMALATHA CHOPRA
6. ABHISHEK PARIHAR
7. U.GOPI
8. MEENAKSHI
9. PRAVEEN KUMAR JAIN
10. RANJEET KUMAR JAIN
11. M/S. BULLS EYE MEDIA PRIVATE LIMITED

REPRESENTED BY GPA HOLDERS
M/S MALGUDI
REP BY ITS PARTNERS
MR.UTTAM CHAND GOPI
&
M/S BULLS EYE MEDIA PVT LTD.
REP BY ITS DIRECTOR
MR.MUKESH KUMAR

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S MALGUDI & M/S BULLS EYE MEDIA PVT LTD.
NO.7, HOSAKERE ROAD, COTTONPET,
BANGALORE.

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 COMMERCIAL/GODOWN BUILDING @ NO.7, HOSAKERE ROAD, COTTONPET, BANGALORE. WARD NO.120 (OLD NO.29). PID NO. 29-57-7.

DRAWING TITLE : GROUND FLOOR PLAN+ ELEVATION+ SECTION

SHEET NO : 1

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR

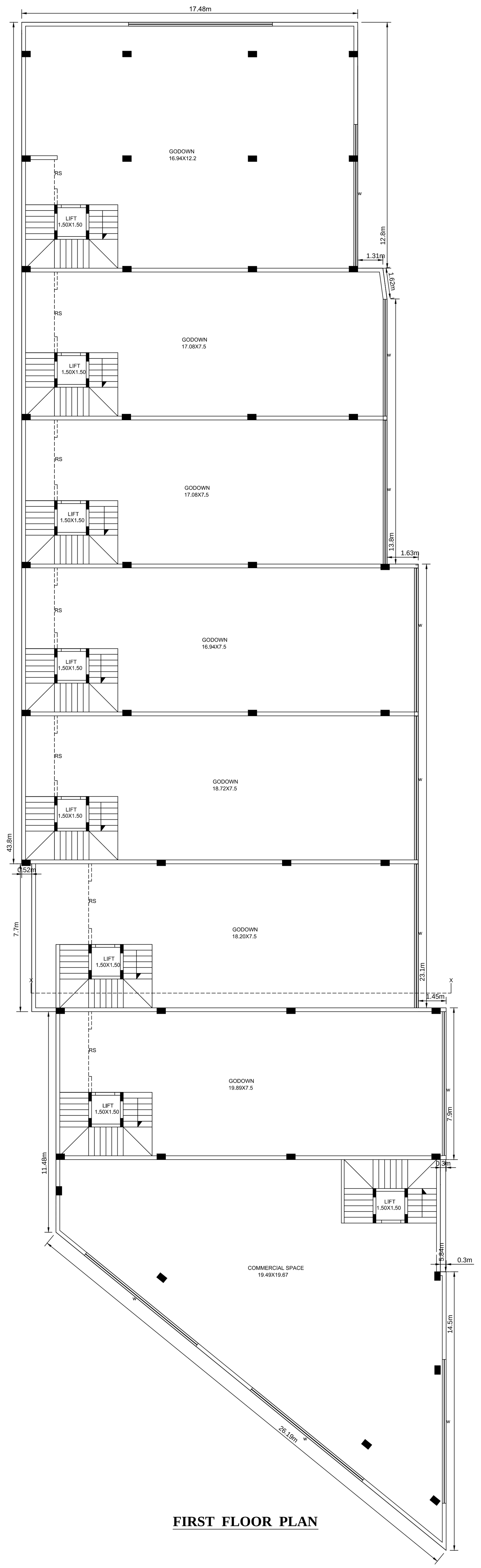
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

WEST

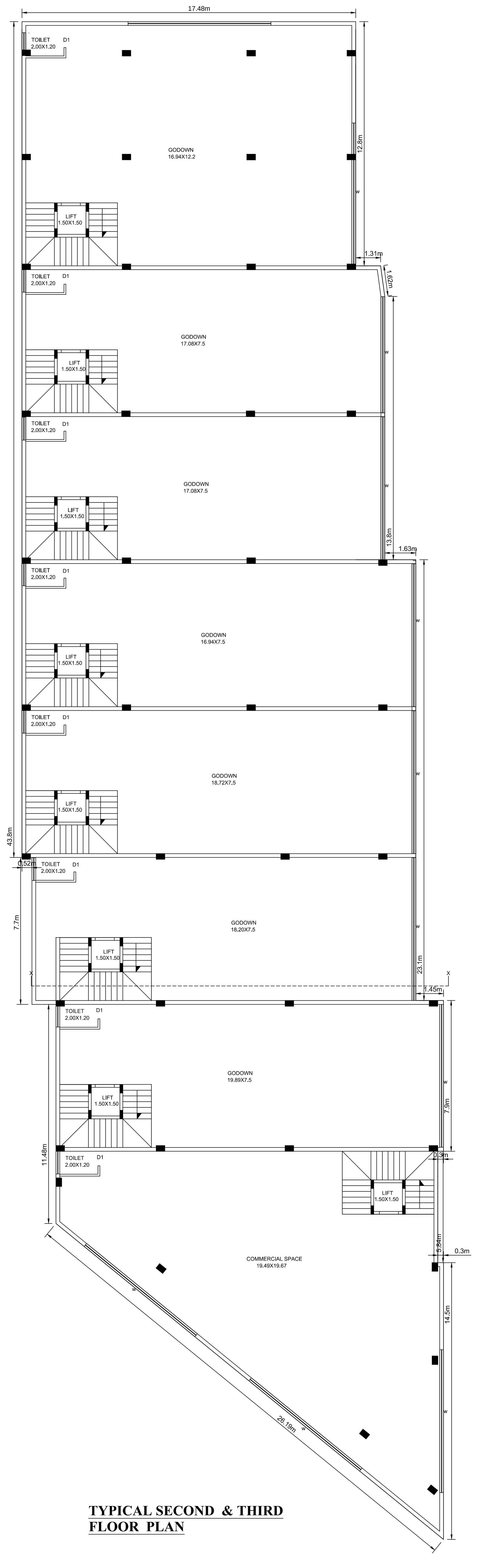
Digitally signed by C.L. KESHAVAMURTHY
Date: 09-Mar-2022 11:25:32
Project No.:PRJ/11322/21-22IN
Organization: Bruhat Bengaluru Mahanagara Palike
Designation: Assistant Director Town Planning (ADTP)
FileNo :BBMP/Ad.Com./WST/1048/21-22

UserDefinedMetric (840.00 x 550.00MM)

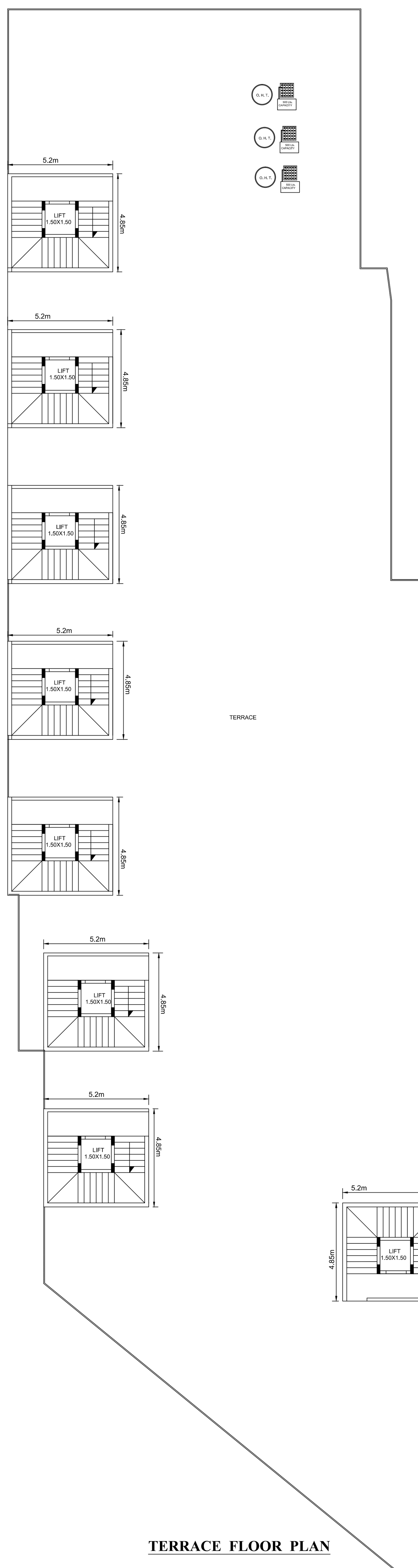
This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.



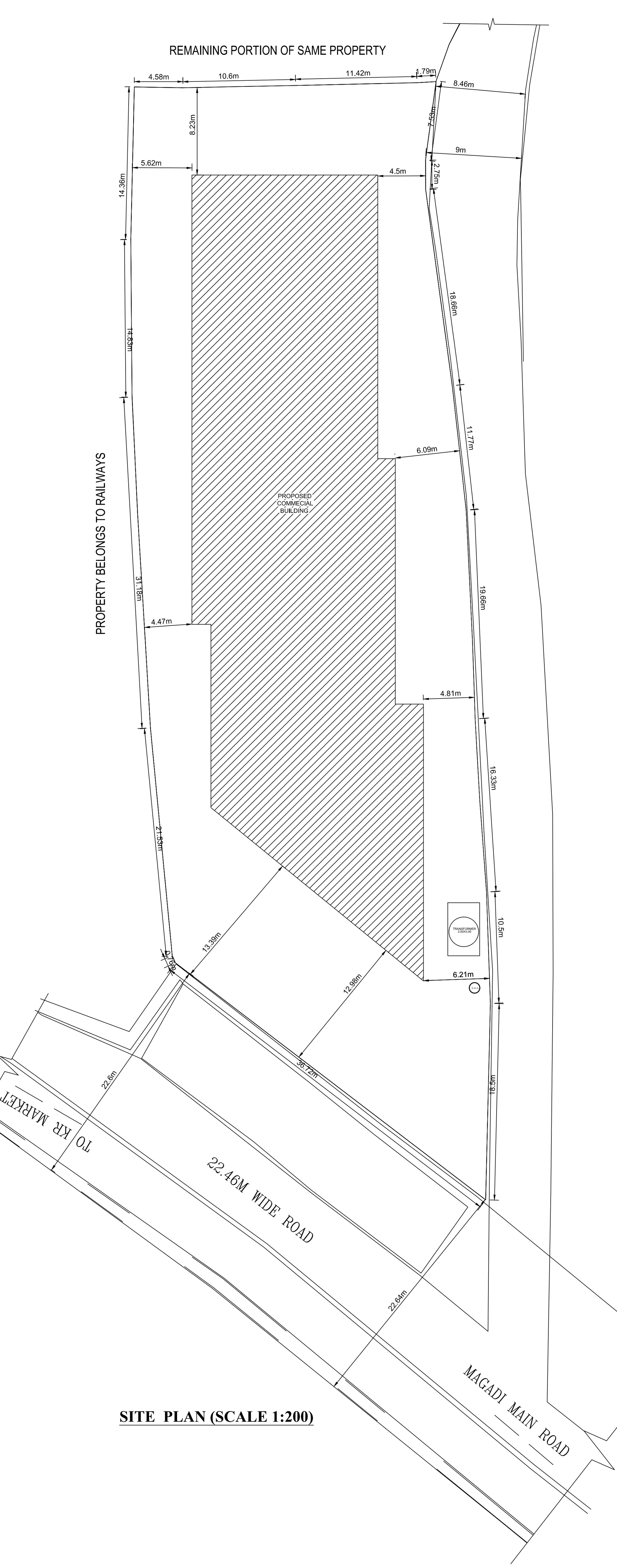
FIRST FLOOR PLAN



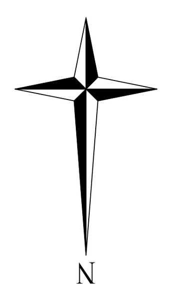
TYPICAL SECOND & THIRD FLOOR PLAN

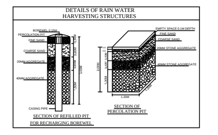


TERRACE FLOOR PLAN



SITE PLAN (SCALE 1:200)





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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.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.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Commercial	
Inward_No: PRJ/11322/21-22	Plot SubUse: Small Shop	
Application Type: General	Land Use Zone: Commercial (Business)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 7	
Nature of Sanction: NEW	City Survey No.: -	
Location: RING-II	PID No. (As per Khata Extract): 29--57-7	
Building Line Specified as per Z.R: NA	Locality / Street of the property: HOSAKERE ROAD, COTTON PET, BANGALORE	
Zone: West		
Ward: Ward-120		
Planning District: 201-Kempapura Agrahara		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2794.14
NET AREA OF PLOT	(A-Deductions)	2794.14
COVERAGE CHECK		
Permissible Coverage area (45.00 %)		1257.36
Proposed Coverage Area (44.84 %)		1252.87
Achieved Net coverage area (44.84 %)		1252.87
Balance coverage area left (0.16 %)		4.49
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		6985.35
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		6985.35
Commercial FAR (22.09%)		885.48
Industrial FAR (77.91%)		3123.33
Proposed FAR Area		4008.82
Achieved Net FAR Area (1.43)		4008.82
Balance FAR Area (1.07)		2976.53
BUILT UP AREA CHECK		
Proposed BuiltUp Area		5633.02
Substructure Area Add in BUA (Layout Lvl)		14.99
Achieved BuiltUp Area		5648.01

Approval Date :

Block :A (COMMERCIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)
		StairCase	Lift	Lift Machine	Parking	Commercial	Industrial	
Terrace Floor	204.02	186.02	15.75	2.25	0.00	0.00	0.00	0.00
Third Floor	1392.04	100.80	18.00	0.00	0.00	232.13	1041.11	1273.24
Second Floor	1392.04	100.80	18.00	0.00	0.00	232.13	1041.11	1273.24
First Floor	1392.04	100.80	18.00	0.00	0.00	232.13	1041.11	1273.24
Ground Floor	1252.88	81.90	15.75	0.00	966.13	189.10	0.00	189.10
Total:	5633.02	570.32	85.50	2.25	966.13	885.48	3123.33	4008.82
Total Number of Same Blocks :	1							
Total:	5633.02	570.32	85.50	2.25	966.13	885.48	3123.33	4008.82

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	D1	1.10	2.10	16
A (COMMERCIAL)	RS	3.00	2.10	09
A (COMMERCIAL)	RS	3.50	2.10	03

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	V	1.20	1.20	16
A (COMMERCIAL)	w	4.14	1.20	01
A (COMMERCIAL)	w	5.90	1.20	03
A (COMMERCIAL)	w	6.08	1.20	03
A (COMMERCIAL)	w	7.00	1.20	32
A (COMMERCIAL)	W	7.00	1.20	03

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.)
			StairCase	Lift	Lift Machine	Parking	Commercial	Industrial	
A (COMMERCIAL)	1	5633.02	570.32	85.50	2.25	966.13	885.48	3123.33	4008.82
Grand Total:	1	5633.02	570.32	85.50	2.25	966.13	885.48	3123.33	4008.82

UnitBUA Table for Block :A (COMMERCIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	COMMERCIAL	SHOP	201.70	188.64	1	1
FIRST FLOOR PLAN	COMMERCIAL	SHOP	244.73	230.71	1	2
	GODOWN	GODOWN	1129.31	1078.53	7	
TYPICAL -SECOND & THIRD FLOOR PLAN	COMMERCIAL	SHOP	244.73	230.46	2	4
	GODOWN	GODOWN	1129.31	1076.75	14	
Total:	-	-	4323.82	4112.30	41	7

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	18	247.50	55	756.25
Total Car	18	247.50	55	756.25
TwoWheeler	-	27.50	0	0.00
Other Parking	-	-	-	402.38
Total		275.00		1158.63

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COMMERCIAL)	Commercial	Small Shop	Bldg upto 11.5 mt. Ht.	C1

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (COMMERCIAL)	Commercial	Small Shop	> 0	50	885.48	1	18	-
	Total :		-	-	-	-	18	55

M/S MALGUDI REP BY
1. PRAVEEN KUMAR JAIN
2. BABULAL
3. RAJESH KUMAR
4. B.RAMESH CHAND
5. HEMALATHA CHOPRA
6. ABHISHEK PARIHAR
7. U.GOPI
8. MEENAKSHI
9. PRAVEEN KUMAR JAIN
10. RANJEET KUMAR JAIN
11. M/S. BULLS EYE MEDIA PRIVATE LIMITED

REPRESENTED BY GPA HOLDERS
M/S MALGUDI
REP BY ITS PARTNERS
MR.UTTAM CHAND GOPI
&
M/S BULLS EYE MEDIA PVT LTD.
REP BY ITS DIRECTOR
MR.MUKESH KUMAR

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S MALGUDI & M/S BULLS EYE MEDIA PVT LTD.
NO.7, HOSAKERE ROAD, COTTONPET,
BANGALORE.

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-2520/2007-04

PROJECT TITLE :
PLAN SHOWING THE PROPOSED COMMERCIAL /GODOWN BUILDING @ NO.7, HOSAKERE ROAD, COTTONPET, BANGALORE.
WARD NO.120 (OLD NO.29), PID NO. 29-57-7.

DRAWING TITLE : FIRST FLOOR+SECOND FLOOR+ THIRD FLOOR+TERRACE FLOOR+ SITE PLAN.

SHEET NO : 2

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR

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

Digitally signed by C L KESHAVAMURTHY
Date: 09-Mar-2022 11:25:32
Project No.:PRJ/11322/21-22IN
Organization: Bruhat Bengaluru Mahanagara Palike
Designation: Assistant Director Town Planning (ADTP)
FileNo :BBMP/Ad.Com./WST/1048/21-22

UserDefinedMetric (840.00 x 550.00MM)

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