

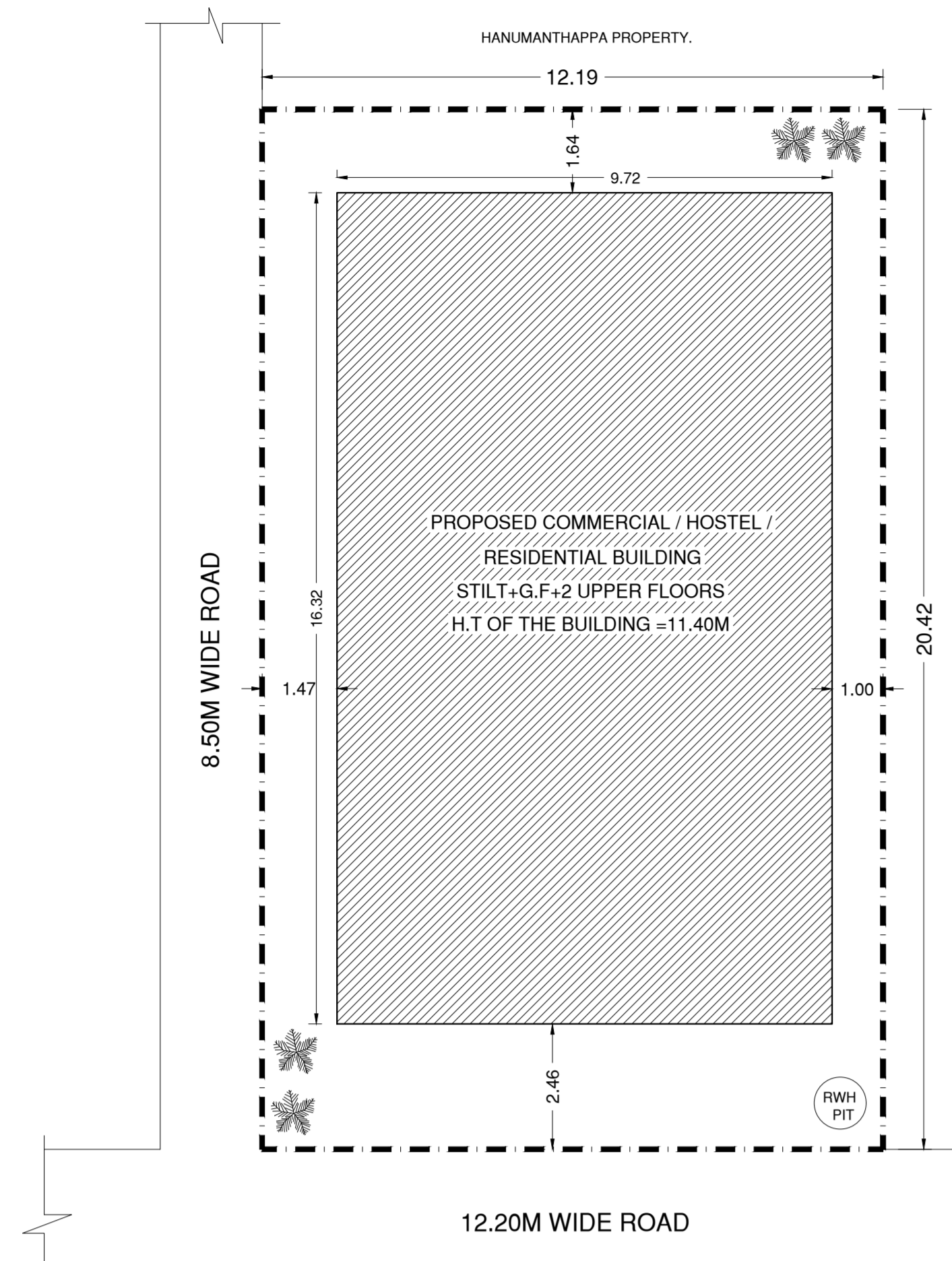
COLOR INDEX	
PLANT	Green
ASPHALT	Grey
CONCRETE	Light Grey
PAVING	Dark Grey
ROAD	Black
WATER	Blue
VEGETATION	Light Green
SKY	White

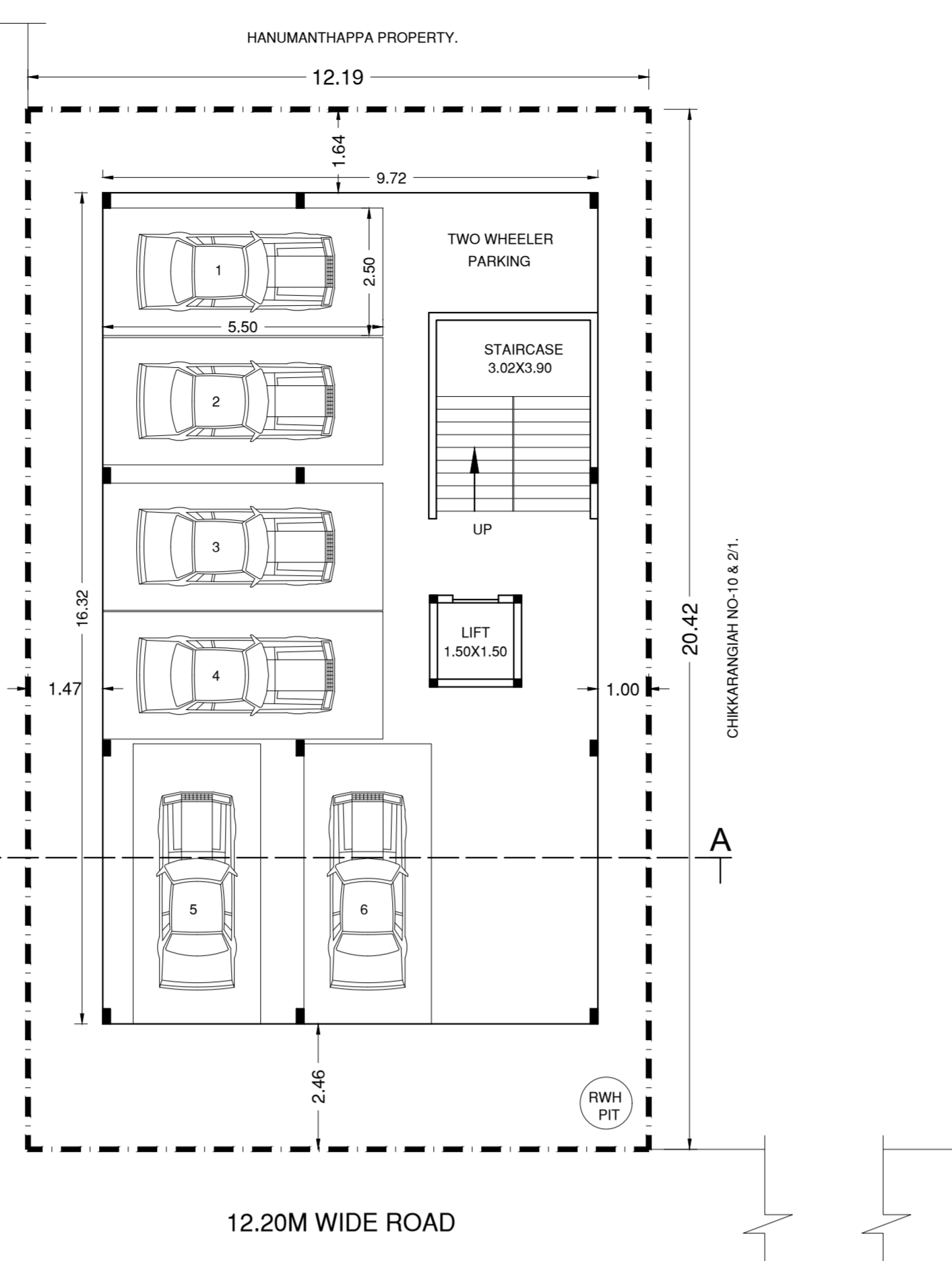
AREA STATEMENT (Sqm)	VERSION NO. 1.0.4	VERSION DATE: 3/08/2021
PROJECT DETAIL:		
Activity: B&P	Plot Use: Commercial	
ward: No. PRJ/RES/21-22	Plot SubUse: Retail Shop	
Application Type: General	Land Use Zone: Residential (Mixed)	
Proposed Type: Building Permission	Plot/Sub Plot No.: 9	
Nature of Section: NEW	City Survey No.: NA	
Location: RING-3	Khata No. (As per Khata Extract): 9	
Building Line Specified as per Z.R. NA	Locality / Street of the property: Huchappa Layout, Malagala Village, Yeshwanthpura Hobli, Bangalore.	
Zone: West		
ward: Ward-127		
Boundary District: 212 Mysivajager		
AREA DETAILS:		SQM.
AREA OF PLOT (Minimum)	(A)	249.92
NET AREA OF PLOT	(A-Deductions)	249.92
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		161.80
Proposed Coverage Area (83.73 %)		158.63
Achieved Net coverage area (83.73 %)		158.63
Balance coverage area left (1.27 %)		3.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation (2.25)		560.07
Additional F.A.R. within Ring Road (1) for unamalgamated plot -		0.00
Allowable TOR Area (60% of Perm FAR)		0.00
Planned FAR for Flood prone Impact Zone (-)		0.00
Total Perm. FAR Area (2.25)		560.07
Residential FAR (83.54%)		379.24
Commercial FAR (10.46%)		44.29
Proposed FAR Area		423.53
Achieved Net FAR Area (1.76)		423.53
Balance FAR Area (0.55)		136.54
BUILT UP AREA CHECK		
Proposed BuiltUp Area		656.21
Achieved BuiltUp Area		656.21

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

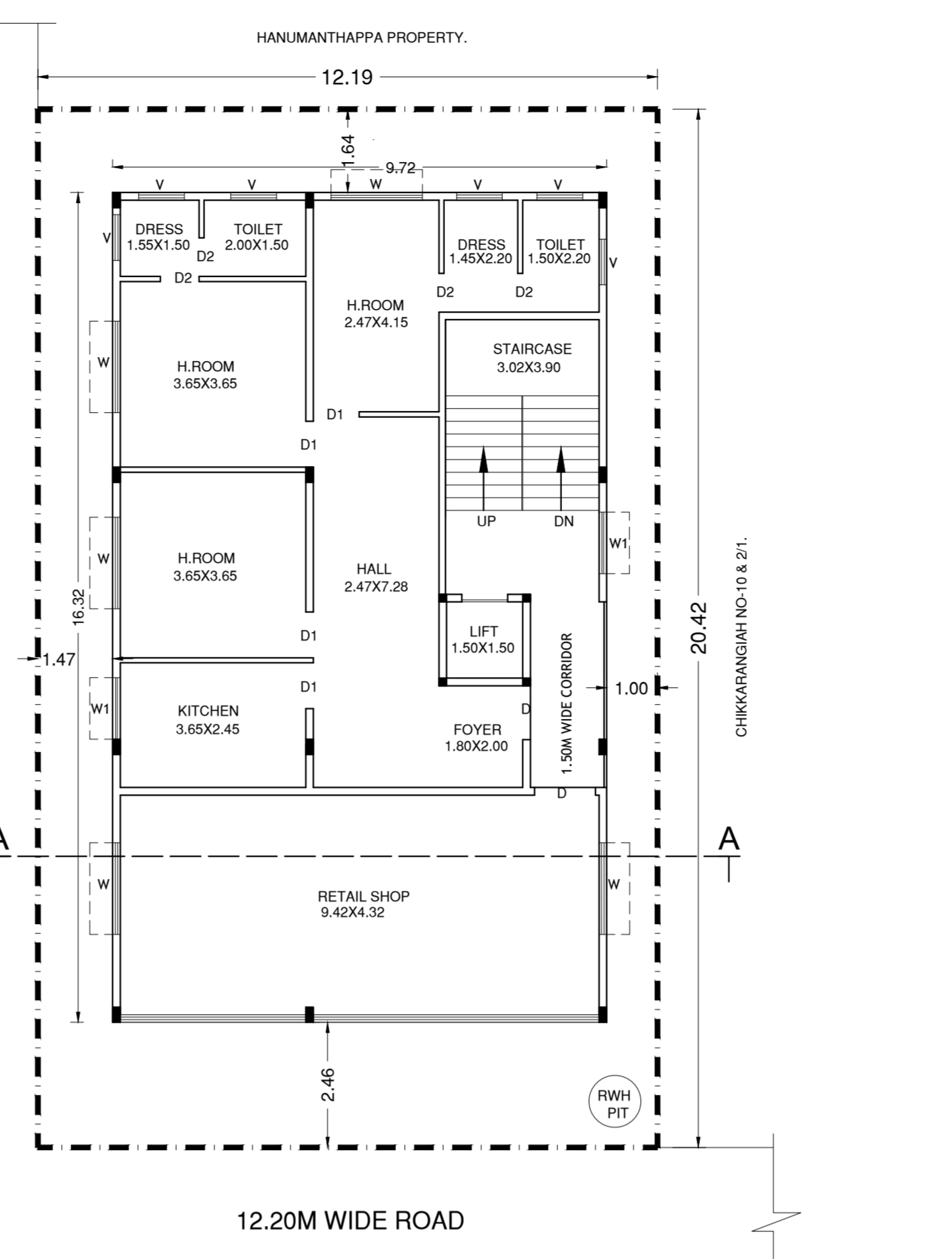
- The sanction is approved for:
- Consisting of Block - A (COMMERCIAL, HOSTAL AND RESIDENTIAL BUILDING)
- COMMERCIAL, HOSTAL AND RESIDENTIAL BUILDING) Consisting of STILT, GF, 2/F.
- The sanction is accorded for Retail Shop A (COMMERCIAL, HOSTAL AND RESIDENTIAL BUILDING) with Hostel/Potted Plant development 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 / 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 both 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 2.25 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 & other materials endangering the safety of people / structures etc. in & 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 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.
- 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, warning in the second instance and cancel the registration if the same is repeated for the third time.
- 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. 16) under sub section IV (6) (b) (ii).
- 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 columnar structure before erecting the columns "COMMENCEMENT 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 & within one month after its completion shall apply for permission to occupy the building.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB 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 20(A).
- 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 1853-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye-laws - 31) of Building bye-laws 2003 shall be ensured.
- 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 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 Sl. No. 23, 24, 25 & 26 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 activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid nuisance 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 - 4 sq capacity installed at site for re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
- 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 safe 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 workmen and general public by ensuring safe barricades.
- 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 get 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 an 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.
- The Owner / Association of the high-rise building shall conduct two mock - drills 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's risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the B&M.P.
- The construction or reconstruction of a building shall be commenced 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 B&M.P. (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 examined 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 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 undivided development plan.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
- Also see, building license for special conditions, if any.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hooshaaj Hoosha) Letter No. LD/95/LET/2013, dated: 01-04-2013 :



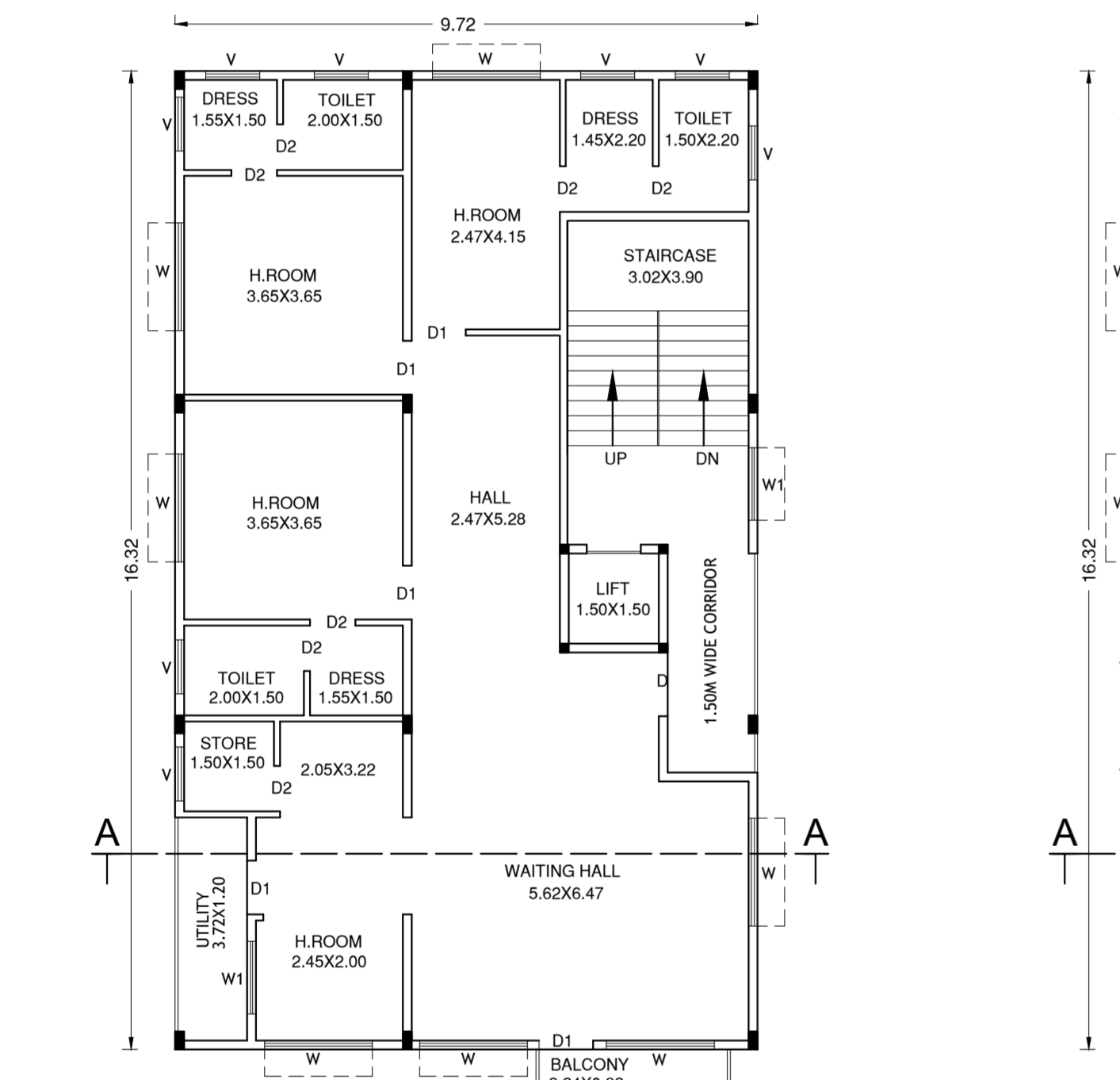
SITE PLAN  
 (SCALE 1:100)



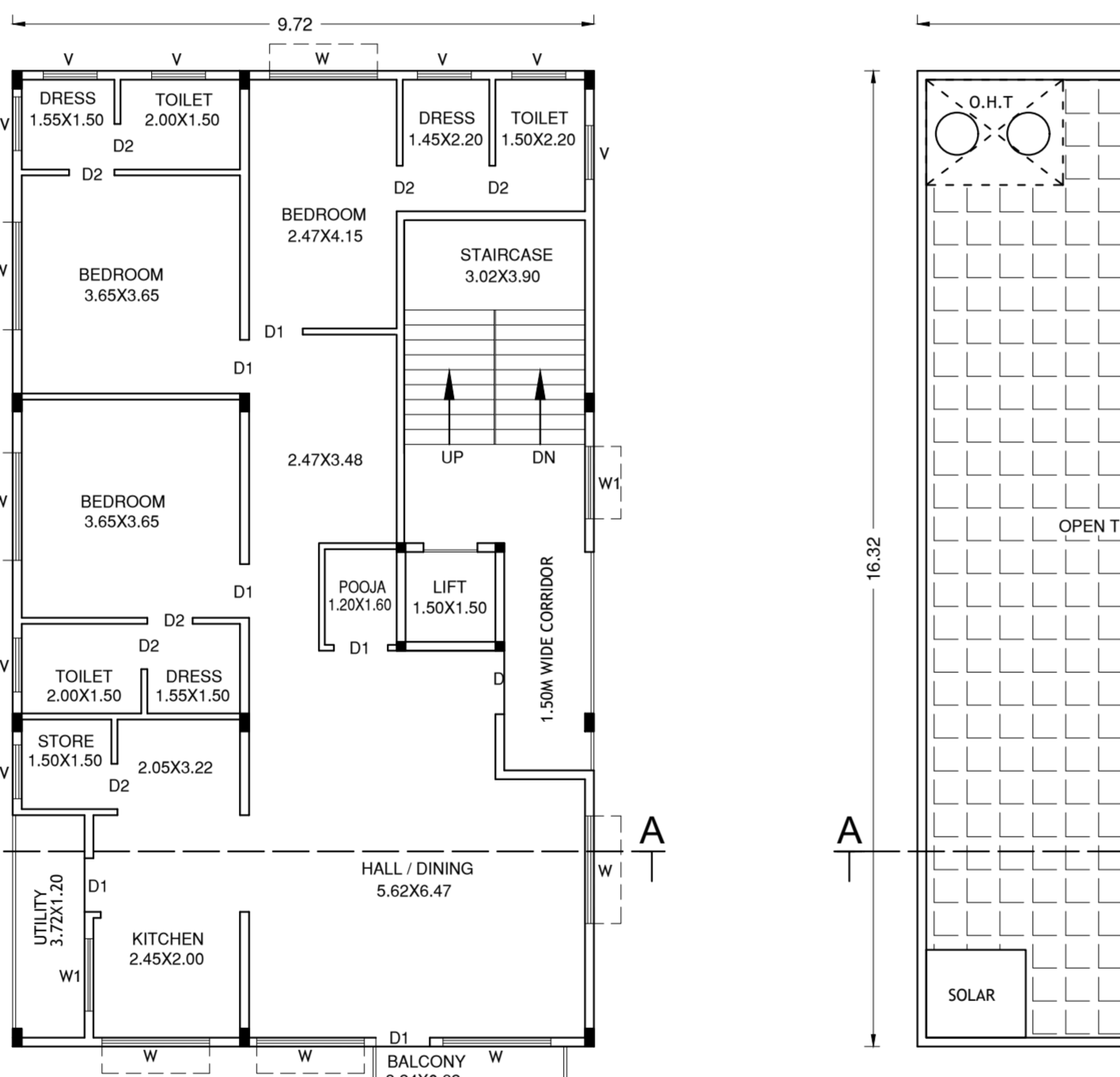
STILT FLOOR PLAN  
 NO OF CAR PARKING = 06 CARS



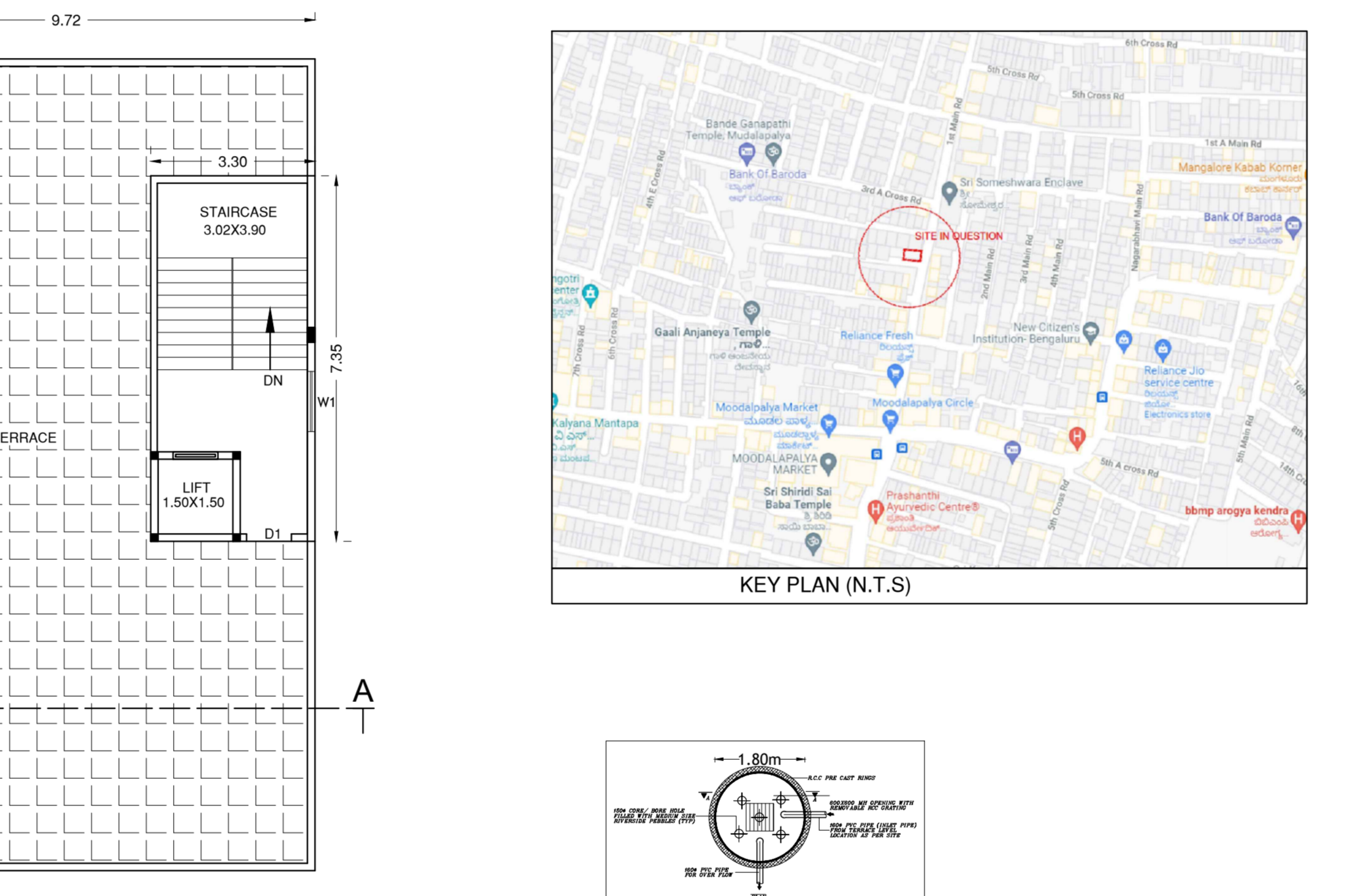
GROUND FLOOR PLAN  
 (HOSTEL - NO OF ROOM = 03 Nos)



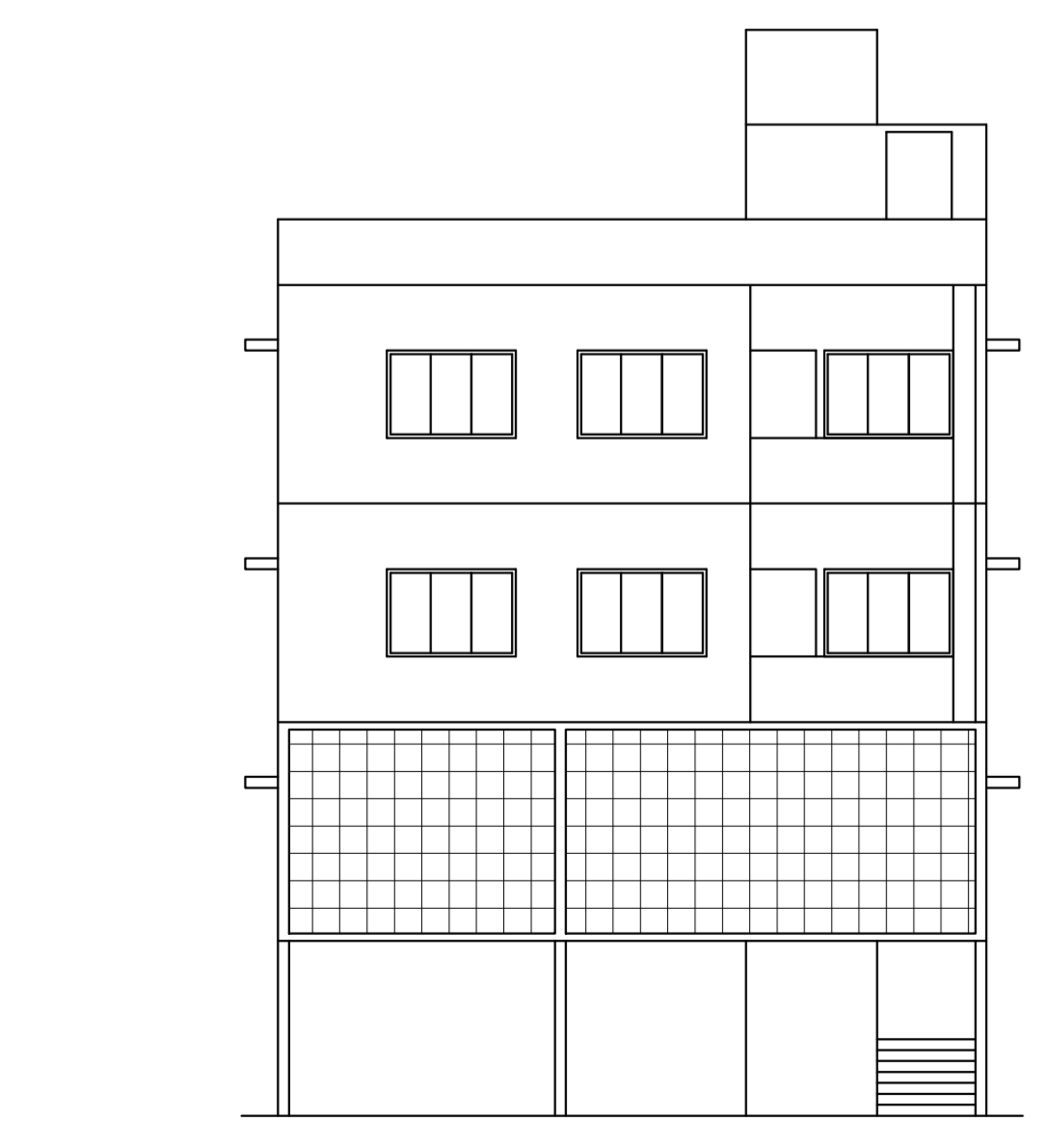
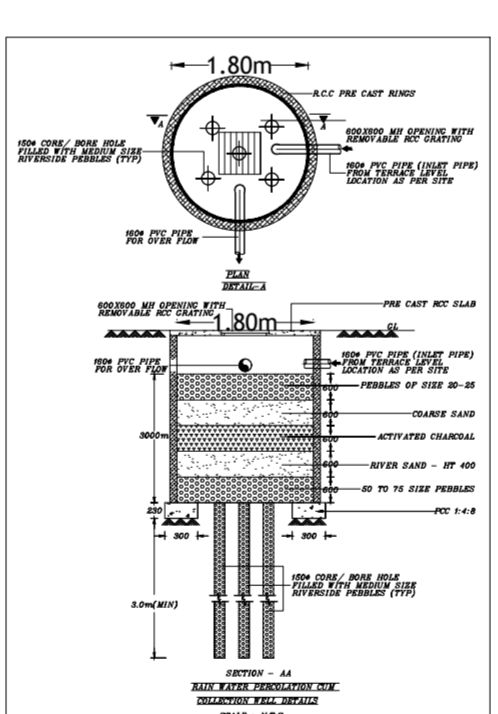
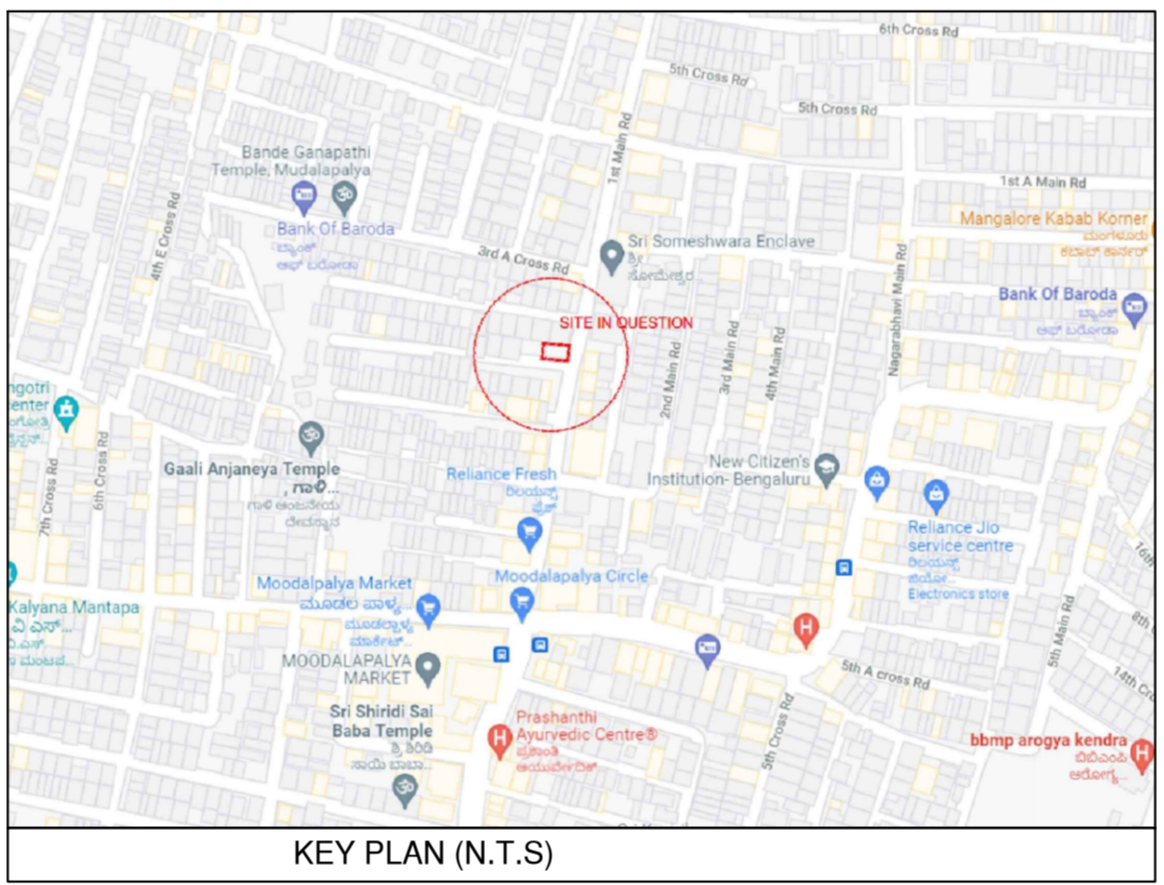
FIRST FLOOR PLAN  
 (HOSTEL - NO OF ROOM = 04 Nos)



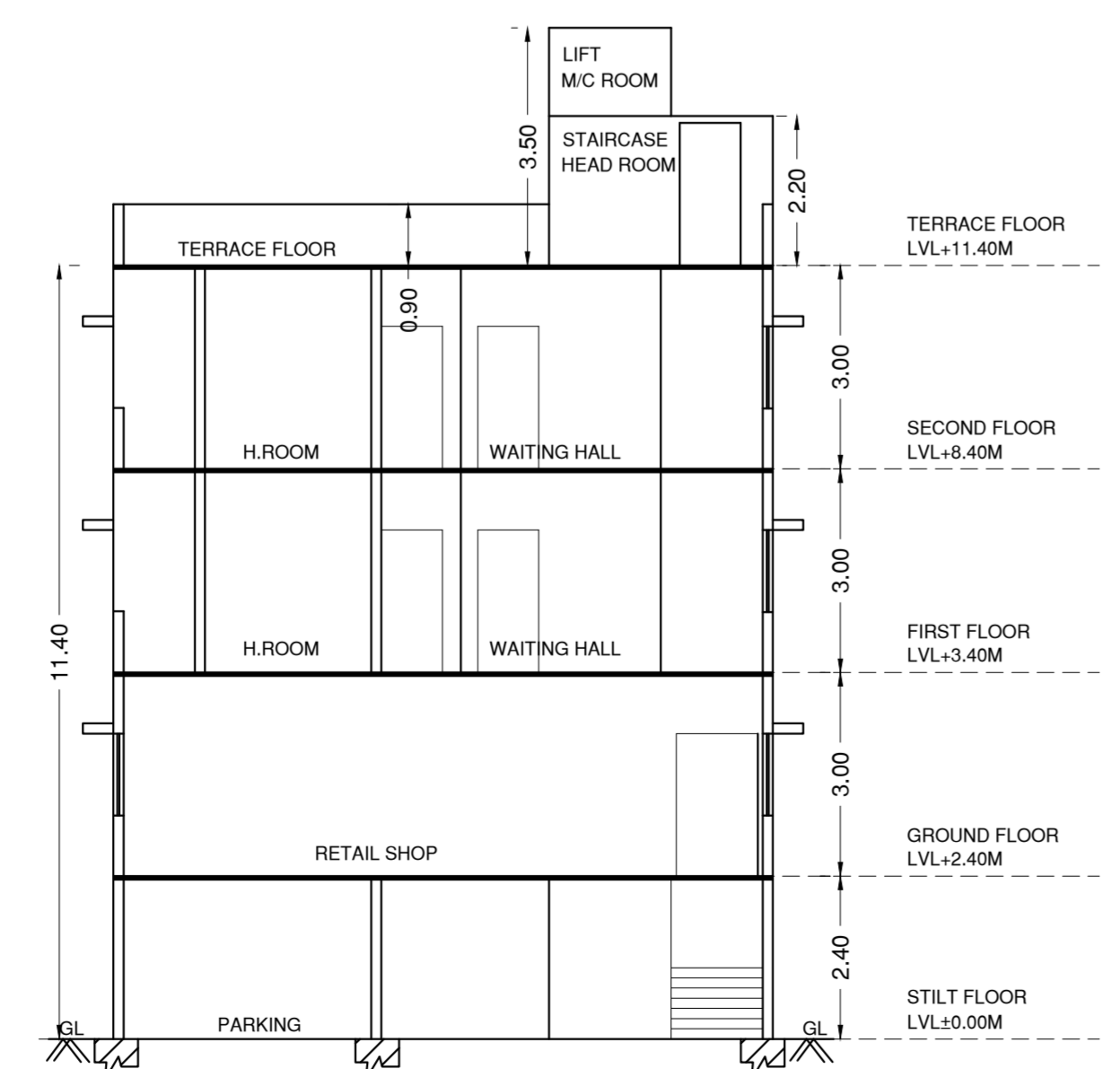
SECOND FLOOR PLAN  
 NO OF UNIT - 01 UNIT



TERRACE FLOOR PLAN



ELEVATION



SECTION ON 'A-A'

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Approval Date :

Block	No. of Same Bldg	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tent (No.)	Carpet Area other than Tenement				
A (COMMERCIAL HOSTAL AND RESIDENTIAL)	1	656.21	77.76	9.00	2.25	143.66	379.25	44.29	423.54	01	219.10
Grand Total	1	656.21	77.76	9.00	2.25	143.66	379.25	44.29	423.54	1.00	219.10

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COMMERCIAL HOSTAL AND RESIDENTIAL)	Commercial	Retail Shop	Bldg upto 11.5 mt. HL	C2

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.m)	Rept. Units	Rept. (L/H)	Car	Prop.
A (COMMERCIAL HOSTAL AND RESIDENTIAL)	Commercial	Hostel	> 0	10	7.00	1	1
A (COMMERCIAL HOSTAL AND RESIDENTIAL)	Commercial	Retail Shop	50 - 225	1	1	1	1
A (COMMERCIAL HOSTAL AND RESIDENTIAL)	Commercial	Retail Shop	> 0	50	44.29	1	1
Total						3	6

Parking Check (Table 7b)

Vehicle Type	No.	Rept. Area (Sq.m)	No.	Achieved Area (Sq.m)
Car	3	41.25	6	82.50
Total Car	3	41.25	6	82.50
TwoWheeler	-	41.25	0	0.00
Other Parking	-	-	-	61.16
Total	-	82.50	-	143.66

Block A (COMMERCIAL HOSTAL AND RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tent (No.)	Carpet Area other than Tenement
Stilt Floor	18.51	0.00	2.25	0.00	0.00	0.00
Ground Floor	160.22	16.26	2.25	0.00	141.71	01
First Floor	160.22	16.26	2.25	0.00	141.71	00
Second Floor	158.63	16.26	2.25	0.00	95.83	44.29
Grand Total	497.58	55.33	8.75	0.00	383.51	45.29
Total	656.21	77.76	9.00	2.25	143.66	379.25
Total	656.21	77.76	9.00	2.25	143.66	379.25

Unit/Built Up Table for Block A (COMMERCIAL HOSTAL AND RESIDENTIAL)

FLOOR	Name	Unit/Built Up Type	Unit/Built Up Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF-1	OFFICE	44.29	40.69	1	1
FIRST FLOOR PLAN	FF-1	FLAT	132.42	262.08	13	1
SECOND FLOOR PLAN	SS-1	FLAT	176.71	302.77	14	2

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.49 X 3.24 X 1.1 X 1	1.59	1.59
SECOND FLOOR PLAN	0.49 X 3.24 X 1.1 X 1	1.59	1.59
Total	-	-	3.18

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. B&M.P. 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.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL HOSTAL AND RESIDENTIAL)	D2	0.75	2.10	19
A (COMMERCIAL HOSTAL AND RESIDENTIAL)	D1	0.90	2.10	13
A (COMMERCIAL HOSTAL AND RESIDENTIAL)	D1	1.10	2.10	01
A (COMMERCIAL HOSTAL AND RESIDENTIAL)	MS	1.10	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL HOSTAL AND RESIDENTIAL)	V	0.60	1.00	16
A (COMMERCIAL HOSTAL AND RESIDENTIAL)	W	1.80	1.20	24

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS: WITH ID NUMBER & CONTACT NUMBER :  
 Mr. TARUN, Mrs. SANGEETHA AND Mr. ASHOK Huchappa near Moodapalya circle Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560070, E-428917-18

PROJECT TITLE :  
 PROPOSED COMMERCIAL / HOSTEL / RESIDENTIAL BUILDING  
 AT SITE NO- 9, 1st MAIN ROAD, HUCHAPPA LAYOUT,  
 MALAGALA VILLAGE, YESHWANTHAPURA HOBLI,  
 BANGALORE, WARD NO-127, PID NO.37-67-9.

DRAWING TITLE :  
 SITE PLAN, STILT FLOOR, GROUND FLOOR,  
 FIRST FLOOR, SECOND FLOOR, TERRACE FLOOR PLAN,  
 ELEVATION & SECTION

SHEET NO : 1