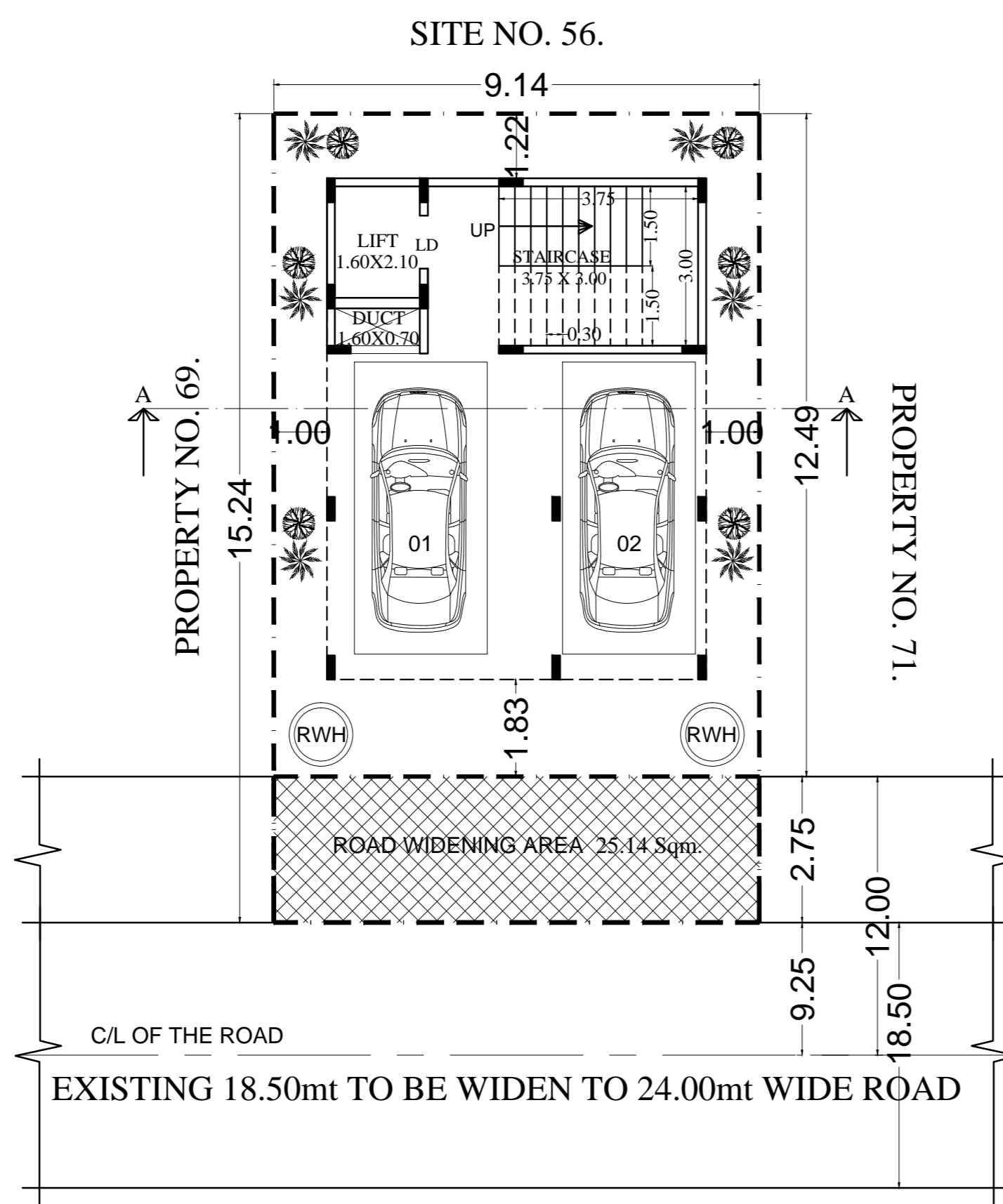
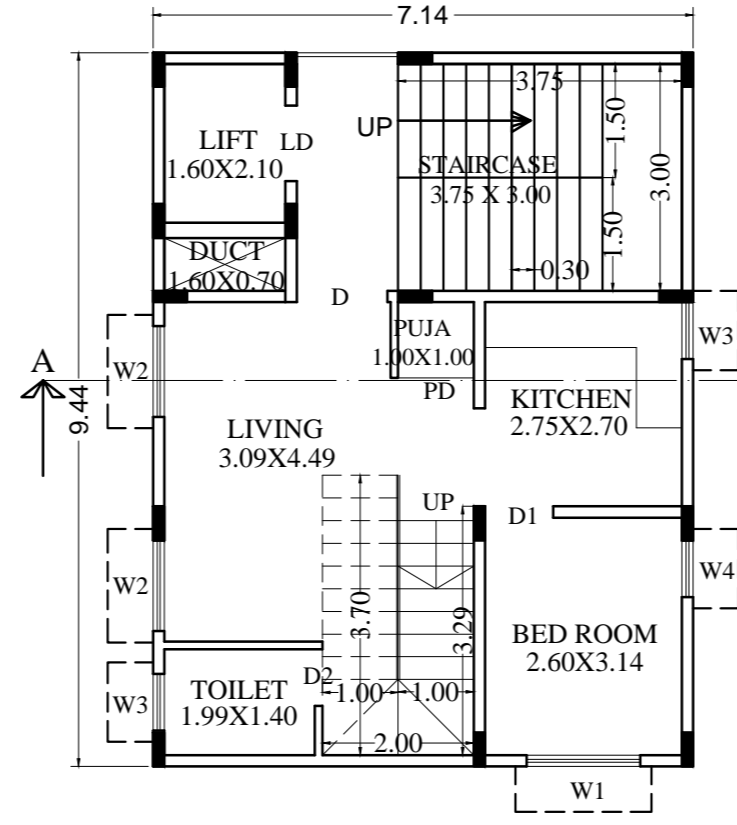


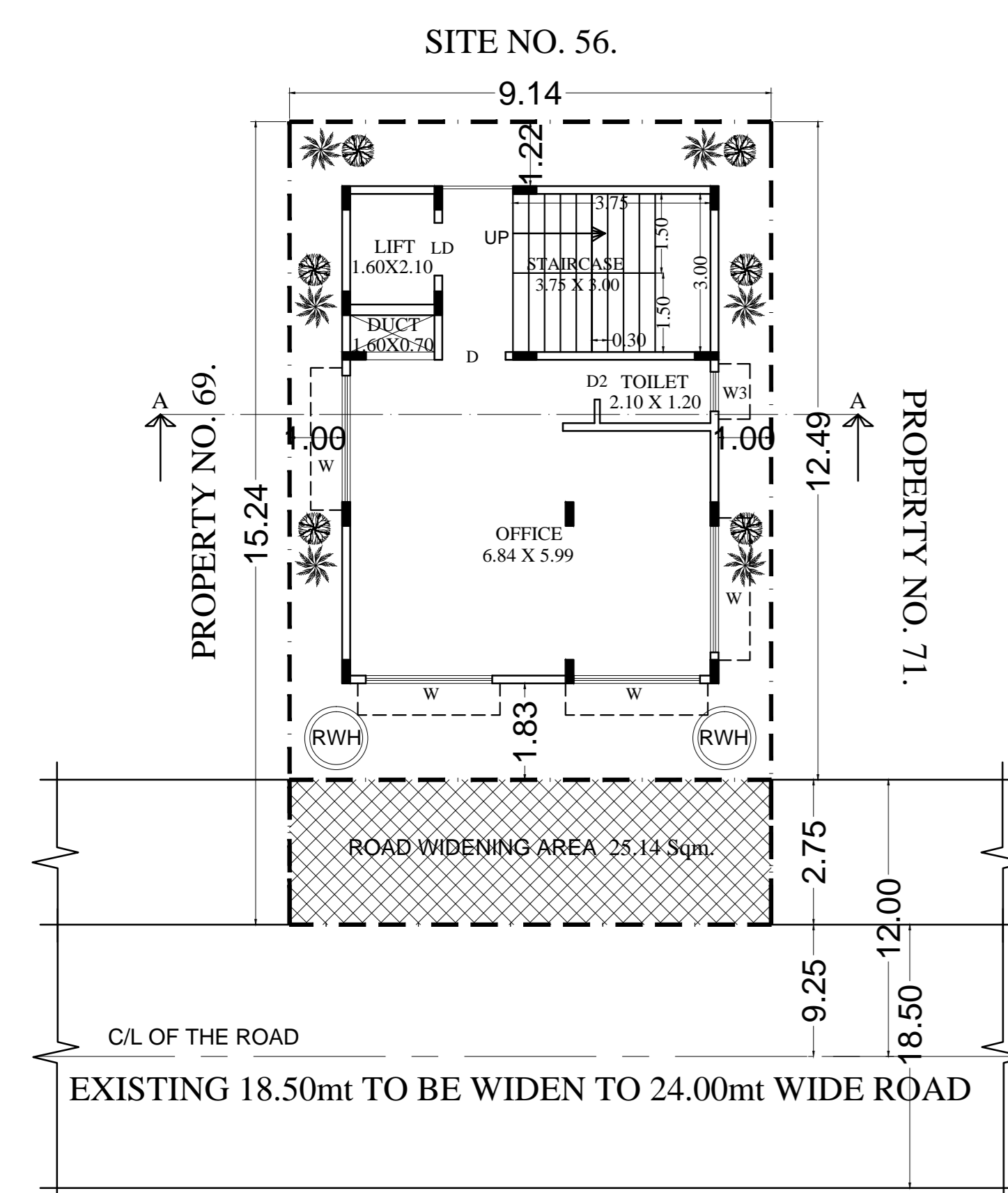
SITE PLAN



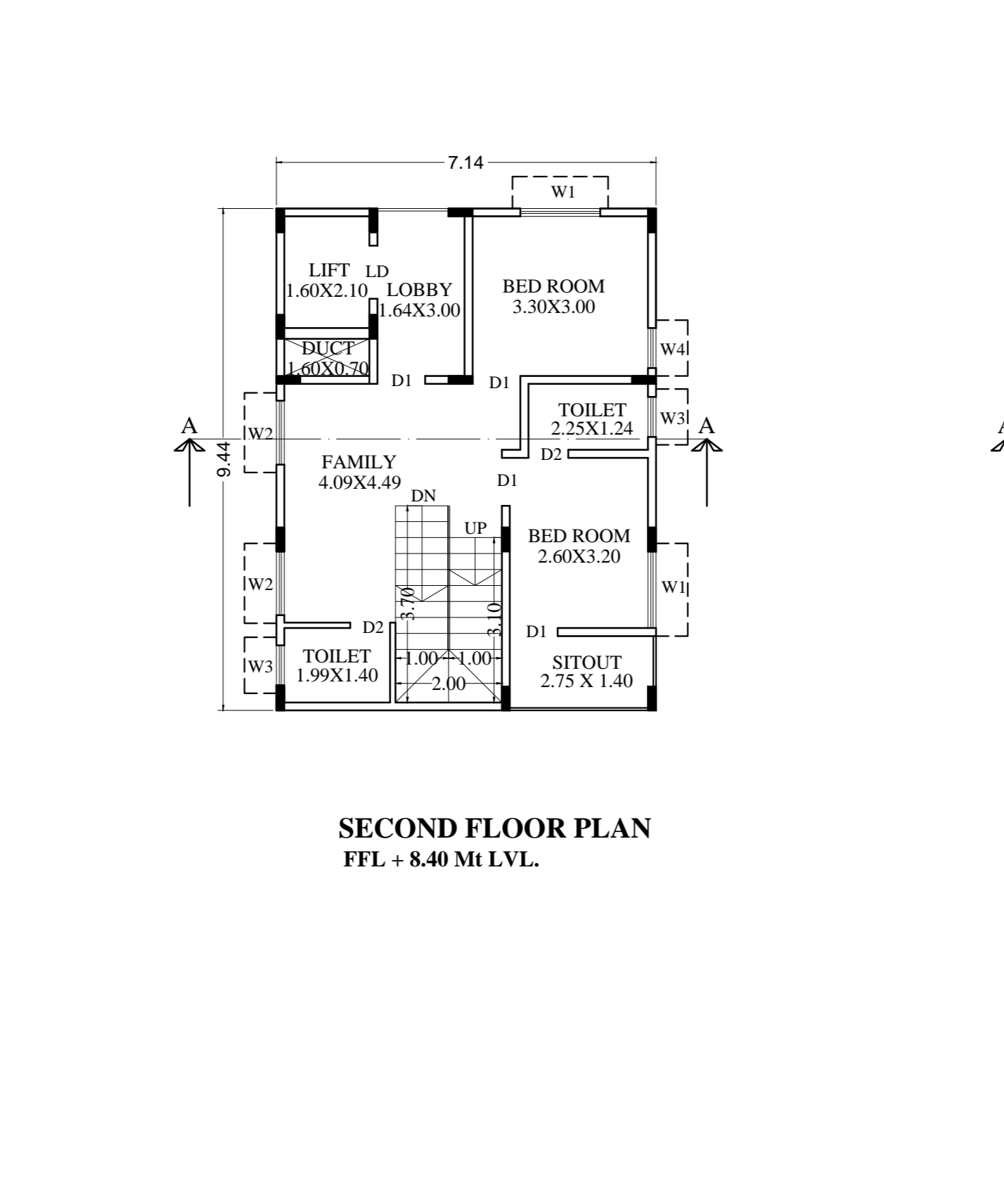
**STILT FLOOR PLAN FFL + 0.00 M LVL.
NO OF CAR PARKING PROVIDED = 02 NOS.**



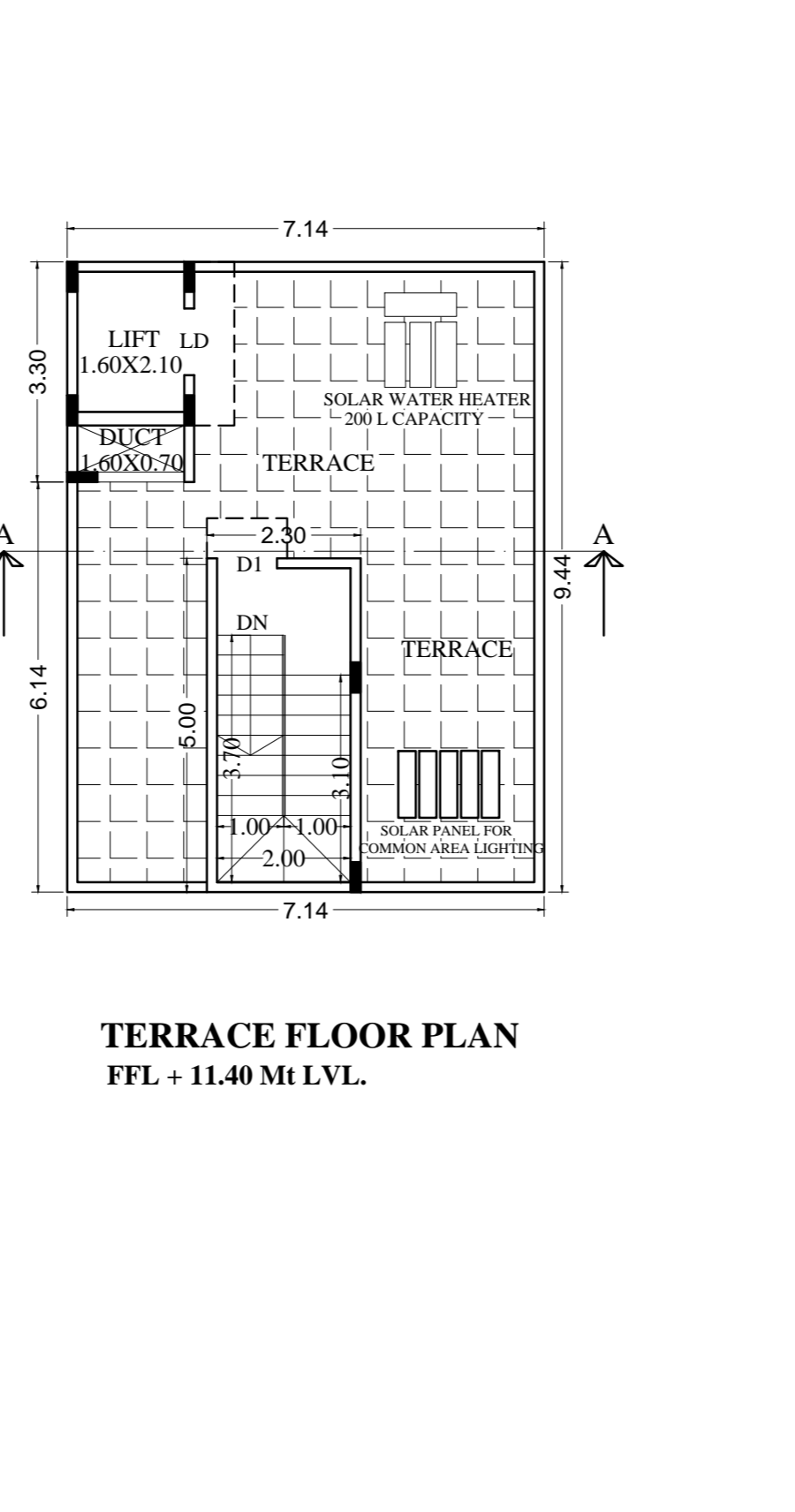
**FIRST FLOOR PLAN
FFL + 5.40 M LVL.**



GROUND FLOOR PLAN FFL + 2.40 M LVL.



**SECOND FLOOR PLAN
FFL + 8.40 M LVL.**



**TERRACE FLOOR PLAN
FFL + 11.40 M LVL.**

Approval Condition : PRJ / 10167 / 2021 - 22

This Plan Sanction is issued subject to the following conditions :

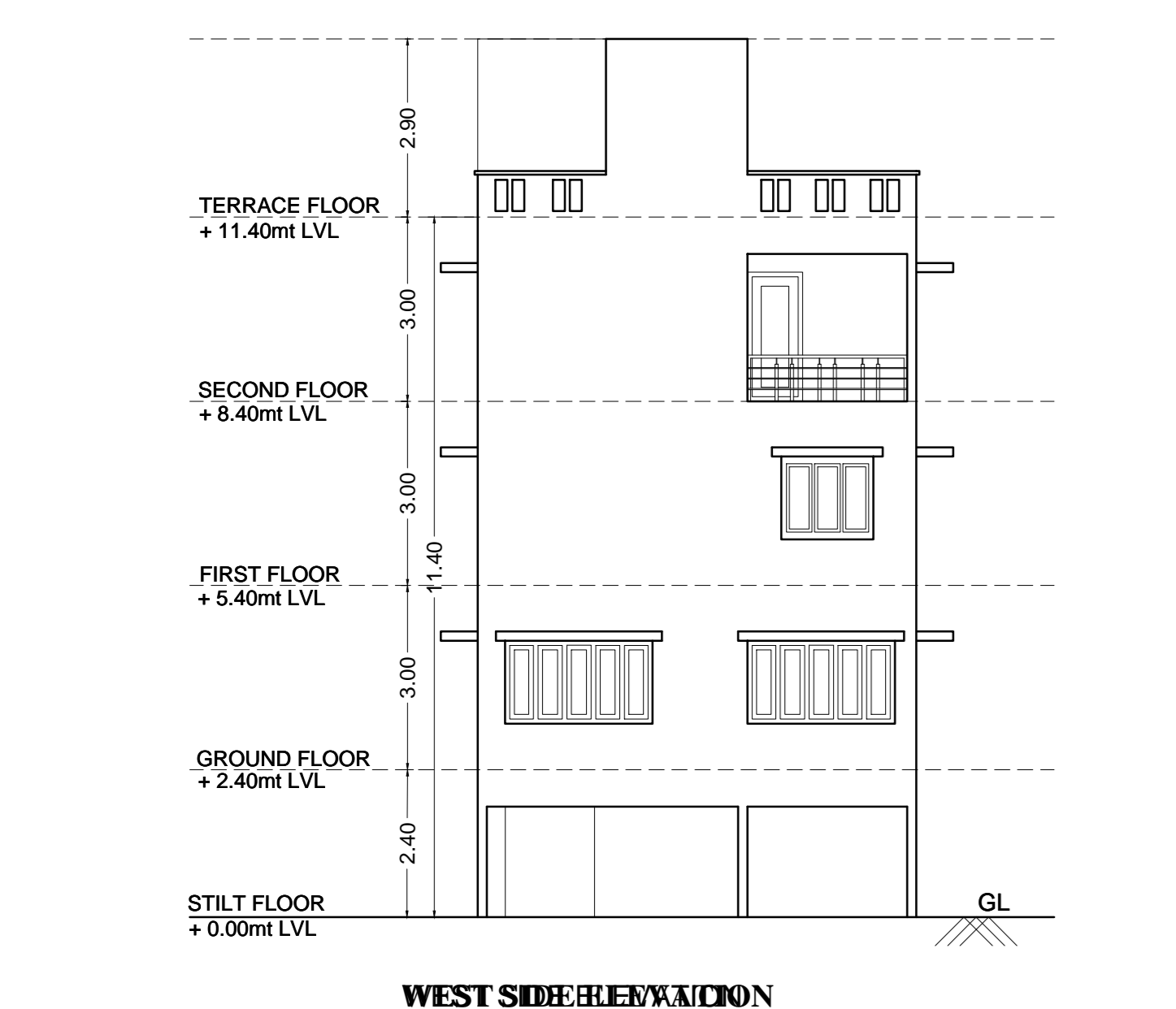
- The sanction is accorded for PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING ON SITE NO.70, 11st CROSS, SIDDAIAH PURANIK ROAD, BIMA JYOTHI CO-OPERATIVE HOUSING SOCIETY LAYOUT (LIC Colony), APPROVED ERSTWHILE CITB BDA, WEST OF CHORD ROAD, BASAVESHWARANAGAR, BENGALURU PID NO.15-38-70
- a) Consisting of RESIDENTIAL BUILDING, ST + GF + 2UF (Two Upper Floor Only).
- The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- The applicant shall ensure 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 footpath 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 (Es&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 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, warned 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.3.6) under sub section IV-8 (e) 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 columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- "COMPLETION CERTIFICATE" shall be obtained 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 32(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 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 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 / servants / drivers and security men and also entrance shall 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 side SI. 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 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 Required 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).
- The structures with basement's shall be designed for structural stability and safety to ensure 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 workman and general public by erecting safe barricades.
- Sufficient wheelbar parking shall be provided as per requirement.
- The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner as to the risk involved in contravention of the provisions of the Act, Rules, Bye-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 license. 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.
- The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for
 - sites measuring 180 Sqm up to 240 Sqm
 - minimum of two trees for sites measuring with more than 240 Sqm.
 - 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 (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013:

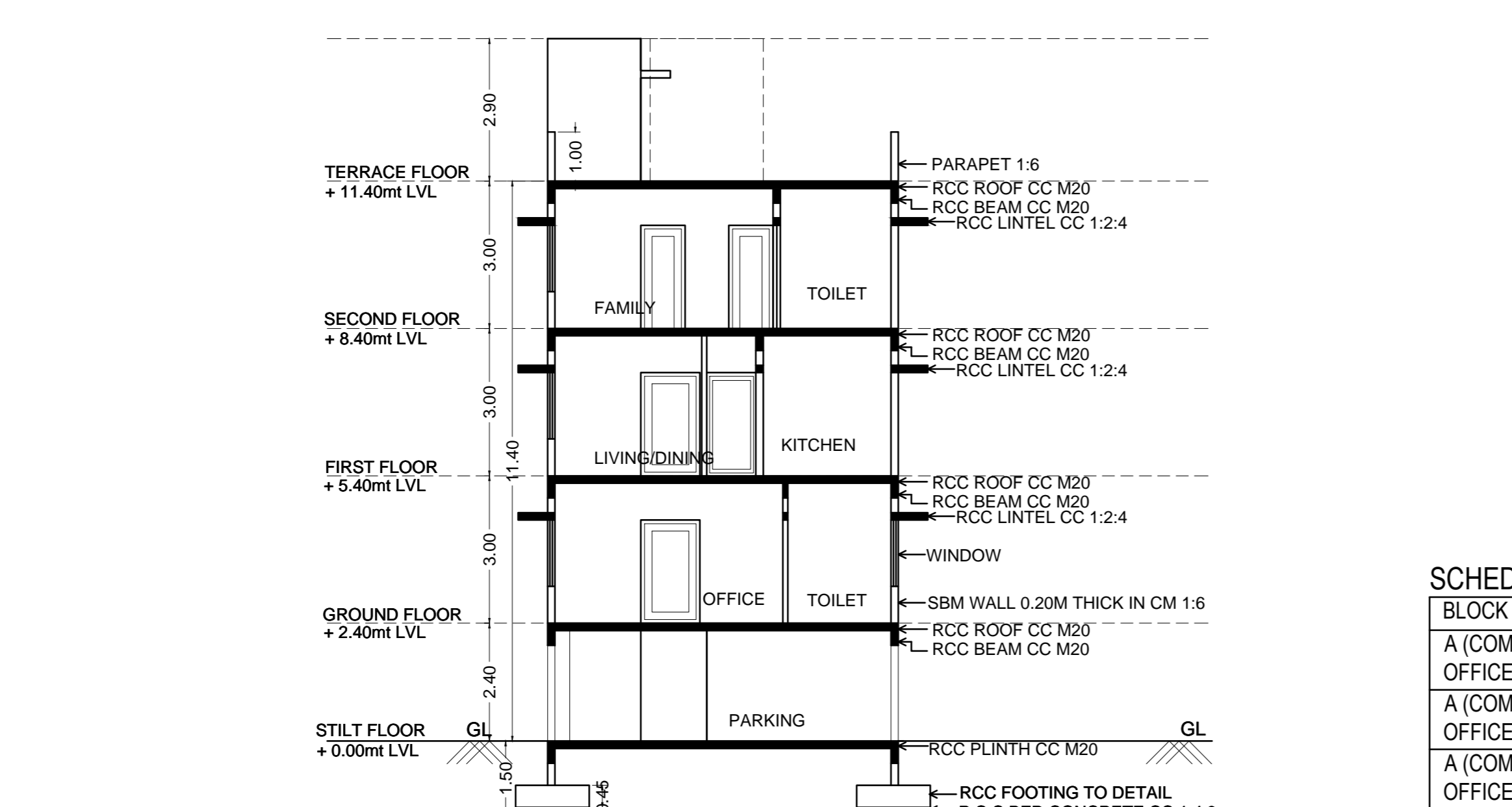
- Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
- The Applicant / Builder / Owner / Contractor should submit the Registration 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.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- 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 :

- 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.
- BBMP will not be responsible for any dispute that may arise in respect of property in question.
- 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.



WEST SIDE ELEVATION



CROSS SECTION

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL OFFICE BUILDING)	D2	0.75	2.10	04
A (COMMERCIAL OFFICE BUILDING)	D1	0.90	2.10	06
A (COMMERCIAL OFFICE BUILDING)	D	1.20	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL OFFICE BUILDING)	W3	0.75	1.20	06
A (COMMERCIAL OFFICE BUILDING)	W2	1.20	1.35	03
A (COMMERCIAL OFFICE BUILDING)	W1	1.50	1.35	01
A (COMMERCIAL OFFICE BUILDING)	W	2.40	1.35	04

UnitBUA Table for Block :A (COMMERCIAL OFFICE BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE	OFFICE	62.92	40.51	1	1
FIRST FLOOR PLAN	SPLIT FF AND SF	FLAT	107.83	89.47	4	1
SECOND FLOOR PLAN	SPLIT FF AND SF	FLAT	0.00	0.00	5	0
Total:	-	-	170.75	129.98	10	2

AREA STATEMENT (BBMP)		VERSION NO. : 1.0.4
		VERSION DATE: 31/08/2021
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Commercial	
Inward No: PRJ/10167/21-22	Plot SubUse: Commercial Offices and Residential	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: SITE NO. 70	
Nature of Sanction: NEW	City Survey No.: 70	
Location: RING-II	Khatra No. (As per Khatra Extract): SITE NO. 70	
Building Line Specified as per Z.R. NA	PID No. (As per Khatra Extract): 15-38-70	
Zone: West	Locality / Street of the property: 1st CROSS, SIDDAIAH PURANIK ROAD, BIMA JYOTHI CO-OPERATIVE HOUSING SOCIETY LAYOUT (LIC Colony)	
Ward: Ward-099	Planning District: 213-Rajaji Nagar	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 139.29
Deduction for NetPlot Area	(A-Deductions)	139.29
Road Widening Area		
Total		25.14
NET AREA OF PLOT		114.15
COVERAGE CHECK		84.49
Permissible Coverage area (75.00 %)		85.62
Proposed Coverage Area (58.06 %)		
Achieved Net coverage area (58.06 %)		66.28
Balance coverage area left (16.94 %)		19.34
FAR CHECK		0.00
Permissible F.A.R. as per zoning regulation 2015 (1.75)		243.76
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 (1.75)		243.76
Residential FAR (66.73%)		95.57
Commercial FAR (33.27%)		47.65
Proposed FAR Area		
Achieved Net FAR Area (1.03)		143.22
Balance FAR Area (0.72)		100.54

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COMMERCIAL OFFICE BUILDING)	Commercial	Commercial Bldg	Bldg upto 115 mt. Ht.	C3

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units (Reqd.)	Prop.	Reqd./Unit	Car (Reqd.)	Prop.
A (COMMERCIAL OFFICE BUILDING)	Commercial	Commercial Bldg	> 0	50	47.65	1	1	-
A (COMMERCIAL OFFICE BUILDING)	Residential	Plotted Resi development	50 - 225	1	-	1	1	-
Total :	-	-	-	-	-	-	2	2

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	2	27.50	2	27.50
Total Car	2	27.50	2	27.50
TwoWheeler	-	27.50	0	0.00
Other Parking	-	-	-	21.27
Total		55.00		48.77

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)
					StairCase	Lift	Lift Machine	Parking	Resi.	Commercial		
A (COMMERCIAL OFFICE BUILDING)	1	285.39	4.48	280.91	72.31	13.44	4.29	47.65	95.57	47.65	143.22	01
Grand Total:	1	285.39	4.48	280.91	72.31	13.44	4.29	47.65	95.57	47.65	143.22	1.00

ENGINEER :-

V.S ASSOCIATES

#4, R.R.MANSION, 3rd FLOOR, 6th CROSS, ASHOKANAGARA, TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

SANDEEP SHANKAR AND PRIYANKA C PATIL

#226, 17th C Cross, 4th Stage, 3rd Block, Basaveshwaranagar, Bengaluru 560 079

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N.R
BCC/BL-3.2.3/E-1085/92-93
V.S Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H.Road, Tumkur

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING ON SITE NO.70, 11st CROSS, SIDDAIAH PURANIK ROAD, BIMA JYOTHI CO-OPERATIVE HOUSING SOCIETY LAYOUT (LIC Colony), APPROVED ERSTWHILE CITB BDA, WEST OF CHORD ROAD, BASAVESHWARANAGAR, BENGALURU PID NO.15-38-70

DRAWING TITLE :
ALL FLOOR PLANS

SHEET NO : 01

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.

SENIOR ASSISTANT ENGINEER / JUNE PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

WEST