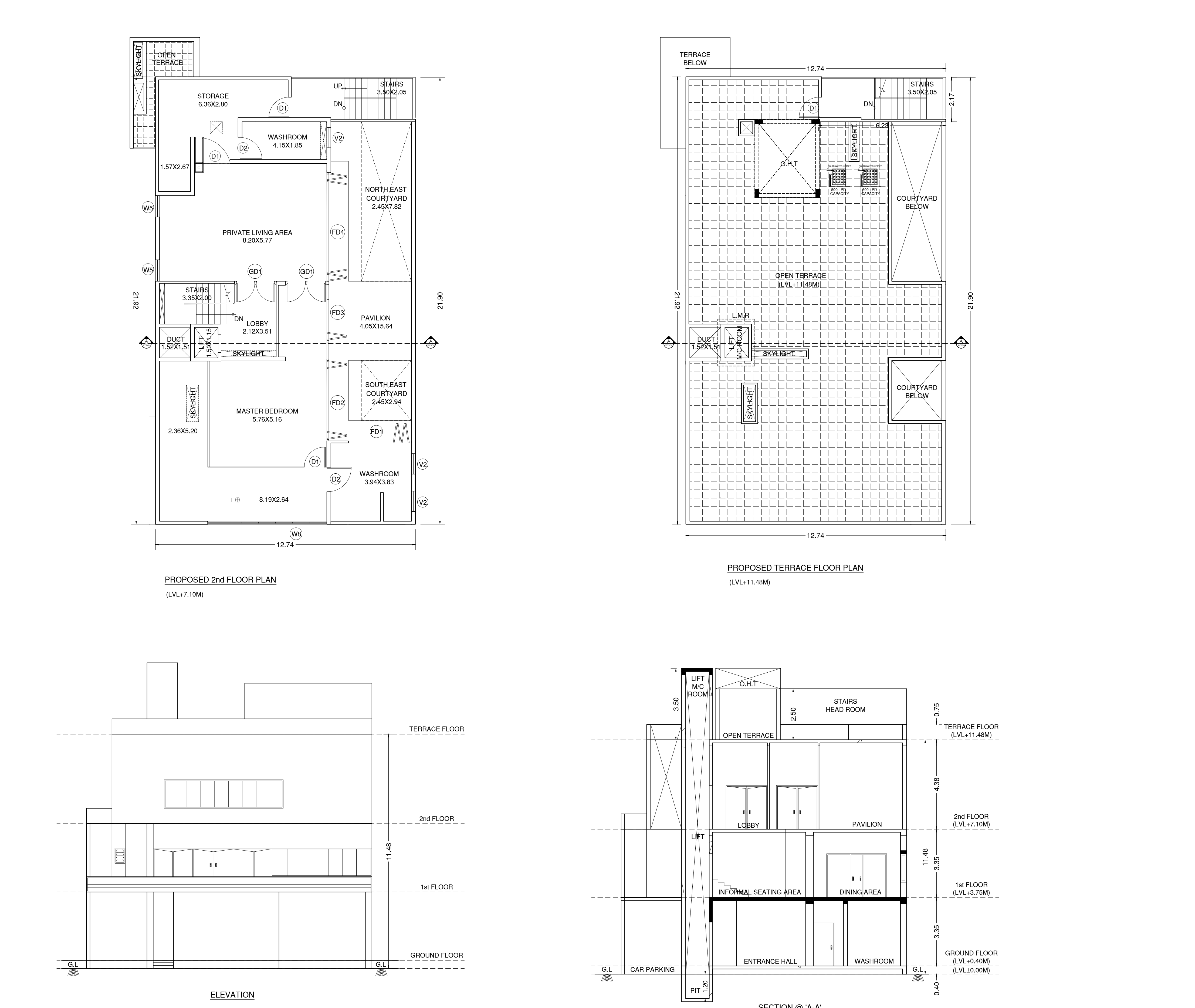


Approval Condition:
 This Plan/Section is issued subject to the following conditions:

- The sanction is accorded for:
- The sanction is accorded for Apartment A (EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION) 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 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 barriers for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workers 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 facilities, which shall be accessible to all the tenants and occupants.
- The applicant shall provide a space for locating the distribution transformers & associated equipment to suit R.C.C. (S&D) code leaving 1.00 m. 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 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.
- Consent and approved plans shall be posted in a conspicuous place of the tenanted premises. The building names and the codes of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
- Any sewer / 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 of the name is reported for the first time. In case of repeat offence, applicant or owner or the case may be shall strictly adhere to the provisions of the registered structural engineer.
- On completion of foundation or foundation extension of walls and columns "COMMENCEMENT CERTIFICATE" shall be obtained from the authority before entering the columns.
- 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 "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 22B.
- 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-law - 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 shall be approached through a ramp to the physically handicapped persons with the stepped entry.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide S. No. 23, 24, 25 & 26 are provided in the building.
- The applicant shall ensure that the construction activities shall stop before 10:00 PM and shall not resume the work earlier than 7:00 AM to avoid disturbance 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 - 1 & 2 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 workers and general public by erecting 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 be got 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 due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate shall be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
- 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 equipments 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.
- 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 BMDP 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 ensure 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 apply to the same to the risk involved in construction of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BMDP.
- 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 BMDP (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 laying 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 earmarked 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 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 / Owner / Developer 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 Sqm of the FAR area to plant trees in case of Apartment / group housing / multi-building / multi-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 (Hosabang) Hoobee/ 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 work place.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of the workers engaged by him.
- At any point of time the 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.



SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION)	D2	0.75	2.10	03
A (EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION)	D1	0.90	2.10	05
A (EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION)	M0	1.10	2.10	01

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION)	V	1.00	1.20	04
A (EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION)	W5	1.22	2.10	02
A (EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION)	W1	1.52	2.10	02
A (EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION)	W1	1.80	2.10	02
A (EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION)	W	1.80	2.10	04
A (EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION)	W8	5.23	2.10	02

Unit/BUA Table for Block A (EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION)

FLOOR	Name	Unit/BUA Type	Entry Type	Unit/BUA Area (Sq.m)	Carpet Area	No. of Rooms	No. of Tenants
GROUND FLOOR PLAN	SPRT	DUPLEX	FLAT	Existing	651.51	651.51	4
FIRST FLOOR	SPRT	FLAT	Existing	0.00	0.00	3	0
SECOND FLOOR PLAN	SPRT	FLAT	Proposed	0.00	0.00	2	0
TOT	-	-	-	651.51	651.51	9	1

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION)	Residential	Apartment	Bldg upto 11.5 m Ht.	R

Required Parking (Table 7a)

Name	Type	SubUse	Area (Sq.m)	Units	Reqd.	Prop.	Car	Reqd.	Prop.
A (EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION)	Residential	Apartment	525.001	675	1	-	4	4	-
Other Parking	-	-	-	-	-	-	-	-	-
Total:	-	-	-	-	-	-	4	4	-

Parking Check (Table 7b)

Vehicle Type	Reqd.	Achieved		
Name	No.	Area (Sq.m)	No.	Area (Sq.m)
Car	4	55.00	4	55.00
Two Wheeler	-	13.75	0	0.00
Other Parking	-	-	-	31.29
Total	4	68.75	4	86.29

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.m)	Total Built Up Area (Sq.m)	Existing Built Up Area (Sq.m)	Proposed Built Up Area (Sq.m)	Deductions (Area in Sq.m)				Existing FAR Area (Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenr (No)	
						Star Case	Lift	Lift Machine	Parking					
A (EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION)	1	824.09	31.07	793.02	440.08	266.54	62.08	5.19	2.72	86.39	403.70	232.94	636.64	01
Grand Total:	1	824.09	31.07	793.02	440.08	266.54	62.08	5.19	2.72	86.39	403.70	232.94	636.64	1.00

Block A (EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION)

Floor Name	Gross Built Up Area (Sq.m)	Total FAR Area (Sq.m)	Existing FAR Area (Sq.m)	Proposed FAR Area (Sq.m)	Tenr (No)
Ground Floor	651.51	651.51	651.51	651.51	4
1st Floor	0.00	0.00	0.00	0.00	0
2nd Floor	0.00	0.00	0.00	0.00	0
Total	651.51	651.51	651.51	651.51	4

PROJECT TITLE:
 EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION BUILDING AT SITE NO. 36 (OLD NO. 48B), 12th MAIN ROAD, RAJAMHAL VILAS EXTENSION, BANGALORE.

Color Notes
 COLOR INDEX
 PLOT BOUNDARY
 ABUTTING ROAD (COVERAGE AREA)
 PROPOSED WORK (COVERAGE AREA)
 EXISTING (To be demoted)
 EXISTING (To be demoted)

AREA STATEMENT (BMDP)

Version No.	Version Date
15.4	31/08/2021

PROJECT DETAIL:

Authority: BMDP	Plot Use: Residential
Traced No: P/RES/2021-22	Plot SubUse: Other Residential (Main)
Application Type: General	Land Use Zone: Residential (Main)
Proposed Type: Building Permission	Plot/Sub Plot No.: New No. 48B (Old No. 36)
Nature of Section: ADDITION OR EXTENSION	City Survey No.: NA
Location: BMDP	Chata No. (As per Chata Extract): New No. 48B (Old No. 36)
Building Line Specified as per Z/R: NA	Locality / Street of the property: 12th Main Road, Rajamhal Vilas Extension, Bangalore
Zone: West	Ward: West 035
Planning District: 203-Malewaram	Area: (A)

AREA DETAILS:

Area	SQ.MT
NET AREA OF PLOT	418.06
AREA OF PLOT (Minimum)	418.06
COVERED AREA CHECK	
Permissible Coverage Area (85.00 %)	217.74
Proposed Coverage Area (77.33 %)	256.42
Achieved Net Coverage Area (81.33 %)	256.40
Balance coverage area left (3.67 %)	15.34

FAR CHECK:

Permissible F.A.R. as per zoning regulation 2015 (1.75)	721.60
Additional F.A.R. within Ring I and II for announced plan (-)	0.00
Allocated TOR Area (80% of Perm FAR)	0.00
Plenum FAR for Plot within Impact Zone (-)	0.00
Total Perm FAR area (1.75)	721.60
Proposed FAR (80.9%)	232.94
Existing Residential FAR (83.47%)	403.70
Proposed FAR Area	636.64
Achieved Net FAR Area (1.53)	525.00
Balance FAR Area (0.23)	94.98

BUILT UP AREA CHECK

Proposed Built Up Area	793.02
Existing BUA Area	440.08
Substructure Area Add in BUA (Layout)	15.00
Achieved Built Up Area	721.62

Approval Date:

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION)	Residential	Apartment	Bldg upto 11.5 m Ht.	R

Required Parking (Table 7a)

Name	Type	SubUse	Area (Sq.m)	Units	Reqd.	Prop.	Car	Reqd.	Prop.
A (EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION)	Residential	Apartment	525.001	675	1	-	4	4	-
Other Parking	-	-	-	-	-	-	-	-	-
Total:	-	-	-	-	-	-	4	4	-

Parking Check (Table 7b)

Vehicle Type	Reqd.	Achieved		
Name	No.	Area (Sq.m)	No.	Area (Sq.m)
Car	4	55.00	4	55.00
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FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.m)	Total Built Up Area (Sq.m)	Existing Built Up Area (Sq.m)	Proposed Built Up Area (Sq.m)	Deductions (Area in Sq.m)				Existing FAR Area (Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenr (No)	
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Block A (EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION)

Floor Name	Gross Built Up Area (Sq.m)	Total FAR Area (Sq.m)	Existing FAR Area (Sq.m)	Proposed FAR Area (Sq.m)	Tenr (No)
Ground Floor	651.51	651.51	651.51	651.51	4
1st Floor	0.00	0.00	0.00	0.00	0
2nd Floor	0.00	0.00	0.00	0.00	0
Total	651.51	651.51	651.51	651.51	4

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
 MS/ML PROPERTIES PVT LTD Regd. Authorized Signatory M Srinivasan Raghavan 12 Palace Road Vasanthnagar Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
 Ganesh A. K. D. 28B Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560070. E-428917-18

PROJECT TITLE:
 EXISTING RESIDENTIAL BUILDING WITH ADDITION AND ALTERATION BUILDING AT SITE NO. 36 (OLD NO. 48B), 12th MAIN ROAD, RAJAMHAL VILAS EXTENSION, BANGALORE.

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

SHEET NO.: 1

SANCTIONING AUTHORITY:

This 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.