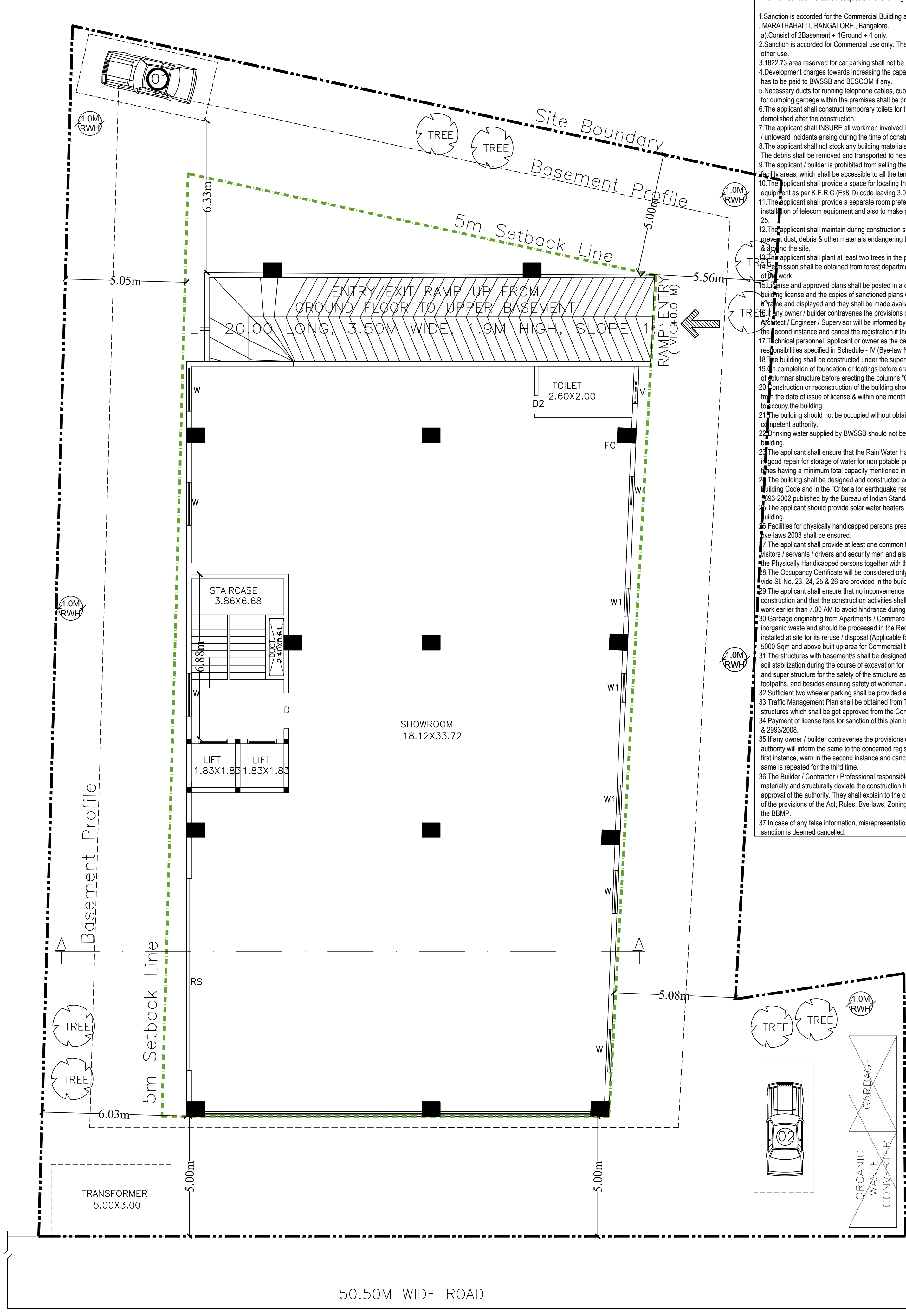


SITE PLAN



GROUND FLOOR PLAN

Approval Condition:
 This Plan Sanction is issued subject to the following conditions:
 1. Sanction is accorded for Commercial Building at 364/1802, AMANI BELLANDUR KHANE, MARATHAHALLI, BANGALORE, Bangalore.
 2. Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.
 3. 50% of area reserved for car parking shall not be used for any other purpose.
 4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BSSWS and BESCOM in full.
 5. Necessary ducts for running telephone cables, cables at ground level for postal services and space for dumping garbage within the premises shall be provided.
 6. The applicant shall construct temporary hoarding for the use of construction workers and shall be demolished after the construction.
 7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
 8. The applicant shall not store any building materials / debris on footpath or on roads or on drains.
 9. The applicant / builder is prohibited from selling the setback area / open spaces and the common utility areas, which shall be accessible to the tenants and visitors.
 10. The applicant shall provide a space for locating the distribution transformers and associated equipment as per I.E.R. (S&D) code leaving 3.00 mtr. from the building within the premises.
 11. 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. 29.
 12. The applicant shall maintain during construction such barricading as considered necessary to segregate debris & other materials endangering the safety of people's structures etc. in & around the site.
 13. The applicant shall plant at least two trees in the premises.
 14. Sanction shall be obtained from forest department for cutting trees before the commencement of work.
 15. All approved plans shall be posted in a conspicuous place of the licensed premises. The working drawings and the copies of sanctioned plans with specifications shall be mounted on board and displayed and they shall be made available for inspection.
 16. The owner / builder contravenes the provisions of Building Bye-laws and rules in force, the 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.
 17. Technical personnel, applicant or owner as the case may be shall attend to the duties and responsibilities specified in Schedule - IV (Bye-Law No. 35) under sub-section 1(b) to (h) (A).
 18. The building shall be constructed under the supervision of a registered structural engineer.
 19. Completion of foundation or footing before erection of walls on the foundation and in the case of masonry structure before erecting the columns. "COMMENCEMENT CERTIFICATE" shall be obtained.
 20. Construction or reconstruction of building should be completed before the expiry of the year 2015-2012 established by the Bureau of Indian Standards making the building resistant to earthquake.
 21. The date of issue of license & within one month after its completion shall apply for permission to occupy the building.
 22. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 23. Drinking water supplied by BSSWS should not be used for the construction activity of the building.
 24. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained for 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).
 25. 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. S-103-2002 established by the Bureau of Indian Standards making the building resistant to earthquake.
 26. The applicant should provide solar water heaters as per table 17 of Bye-Law No. 29 for the building.
 27. Facilities for physically handicapped persons prescribed in schedule XI (Bye-Law - 31) of Building Bye-Laws 2002 shall be ensured.
 28. The applicant shall provide at least one common toilet in the ground floor for the use of the persons / tenants / drivers and security men and also entrance shall be approached through a ramp for Physically Handicapped persons together with the stepped entry.
 29. The Occupancy Certificates will be considered only after ensuring that the provisions of conditions No. 21, 22, 24, 25 & 26 are provided in the building.
 30. The applicant shall ensure that no unreasonable nuisance is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the next day before 7.00 AM by sound/hydrophone during the hours and week morning hours.
 31. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit - 10 capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area Commercial building).
 32. The structure 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 proper provisions for the safety of the adjacent property, public roads and footpaths, and besides ensuring safety of workers and general public by erecting safety barricades.
 33. Traffic Management Plan shall be provided as per requirement.
 34. 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.
 35. Payment of license fees for sanction of this plan is subject to receipt of W.P. No. 4906/2008 & 2993/2008.
 36. Any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the concerned registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
 37. The Builder / Contractor / Professional responsible for supervision of work shall not start or materially and structurally 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 BBMP.
 38. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Passadaghoode) 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. 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.
 Note:
 1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camp / 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: 1.0.9	
PROJECT DETAIL:		VERSION DATE: 01/11/2016	
Authority: BBMP	Plot Use: Commercial		
Town: No. BBMP/AGG/DT/20	For Subuse: Commercial Bldg		
Location: NORTH/0019/18-19	Land Use Zone: Commercial (Medium/Condom)		
Application Type: General	Photo-Plan No.: 364/1802		
Proposed Type: Building Permission	Photo No. (As per Khata Entry): 364/1802		
Nature of Sanction: New	Location: Ring-II		
Location: Ring-II	Location: (Corner of the property) AMANI BELLANDUR KHANE, MARATHAHALLI, BANGALORE.		
Building Line Specified as per Z.R. (D) Cross Subdivision			
Zone: Mahanagar			
Year: 2008			
Planning District: 315-Whitefield			
AREA DETAILS:			SQ.MT
AREA OF PLOT (Minimum)	(A)		1440.33
NET AREA OF PLOT	(A-Deductions)		1440.70
COVERAGE CHECK			
Permissible Coverage Area (50.00 %)			720.35
Proposed Coverage Area (44.64 %)			643.19
Achieved Net Coverage Area (44.64 %)			643.19
Balance coverage area left (5.36 %)			77.16
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (3.25)			4682.27
Additional F.A.R. within Ring I and II for unorganised plot -			0.00
Allowable TDR Area (50% of Perm. FAR)			0.00
Allowable max. F.A.R. Plot within 150 Mtr radius of Metro station (-)			0.00
Total Perm. FAR Area (3.25)			4682.27
Commercial FAR (79.66%)			2652.60
Special FAR (20.34%)			677.44
Proposed FAR Area			3330.03
Achieved Net FAR Area (2.31)			3330.03
Balance FAR Area (0.94)			1382.24
BUILT UP AREA CHECK			
Proposed Builtup Area			5443.28
Substructure Area Add in SH4 (Layout/Liv)			8.81
Achieved Builtup Area			5452.07

Approved Date: 03/15/2019 7:58:20 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/9603/CH/19-20	RC/BBMP/22/18-19	7954	DD	BBMP/03/CH/19-19	08/10/2019	
				Head	Amount (INR)		
					7954		
2	BBMP/9603/CH/19-20	BBMP/9603/CH/19-20	2236000.00	Online	9825242123	29/07/2019	
				Head	Amount (INR)		
					545207.00		
				1.	Security Deposit	36018.00	
				2.	License fee	8325.00	
				3.	Administrative charges	763290.00	
				4.	Security fee	38164.49	
				5.	Compound wall charges	53000.00	
				6.	Fee U/s 181(1) of KTCP act (Betterment Levy) for building	54521.00	
				7.	Ground Rent	7076769.00	
				8.	Fee U/s 181(1) of KTCP act (Betterment Levy) for site	1108052.00	
				9.	Head	Amount (INR)	
					825000.00	29/07/2019	
				1.	Labour Cess amount	825000.00	

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
A (BUILDING)	Commercial	Commercial Bldg	Bldg upto 15.0 m ht.	C3

Required Parking (Table 7a)

Block Name	Type	Subuse	Area (Sq.m)	Reqd.	Prop.	Reqd./Unit	Car	Prop.
A (BUILDING)	Commercial	Commercial Bldg	> 0	50	2652.60	1	53	-
							53	54

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.m)	No.	Area (Sq.m)
Car	53	728.75	54	742.50
Two Wheeler	82.50	0	0	0.00
Other Parking	-	-	-	1090.23
Total		812.25		1822.73

FAR & Tenement Details

Block	No. of Same Block	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)					Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)			
			StarCase	Lift	Void	Substructure	Ramp					
A (BUILDING)	1	5443.28	38.80	46.90	7.06	72.10	0.37	152.78	1795.23	2652.60	677.44	3330.02
Grand Total	1	5443.28	38.80	46.90	7.06	72.10	0.37	152.78	1795.23	2652.60	677.44	3330.02

Block :A (BUILDING)

Floor Name	Total Built Up Area (Sq.m)	StarCase	Lift	Void	Substructure	Ramp	Parking	Commercial	Public and Sem Public	Total FAR Area (Sq.m)	
Basement Floor	46.86	38.80	0.00	7.06	0.00	0.00	0.00	0.00	0.00	0.00	
Fourth Floor	665.60	0.00	6.70	0.00	1.46	0.00	0.00	0.00	0.00	677.44	
Third Floor	665.63	0.00	6.70	0.00	1.46	0.00	0.00	0.00	0.00	677.37	
Second Floor	665.58	0.00	6.70	0.00	1.46	0.00	0.00	0.00	0.00	677.42	
First Floor	671.89	0.00	6.70	0.00	1.46	0.00	0.00	0.00	0.00	683.73	
Ground Floor	643.19	0.00	6.70	0.00	66.26	0.37	0.00	0.00	0.00	699.86	
Upper Basement Floor	1012.76	0.00	6.70	0.00	0.00	0.00	76.39	897.56	32.10	0.00	
Lower Basement Floor	1012.85	0.00	6.70	0.00	0.00	0.00	76.39	897.66	32.10	0.00	
Total	5443.28	38.80	46.90	7.06	72.10	0.37	152.78	1795.23	2652.60	677.44	3330.02

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.15 X 12.21 X 1.1	26.86	26.86
SECOND FLOOR PLAN	1.68 X 12.21 X 1.1	23.27	40.13
FOURTH FLOOR PLAN	1.68 X 12.22 X 1.1	23.28	40.32
THIRD FLOOR PLAN	1.68 X 12.21 X 1.1	23.12	40.32
THIRD FLOOR PLAN	1.68 X 12.21 X 1.1	23.12	40.32
THIRD FLOOR PLAN	1.68 X 12.21 X 1.1	23.12	40.32
Total	1.68 X 12.22 X 1.1	23.23	148.23

LEGEND

SITE BOUNDARY	--- --
5m SETBACK	- - - -
2m BasementSETBACK	--- --
ROAD WIDENING	////

OWNER / GPA HOLDER'S SIGNATURE
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
 SMT. P. PADMAVATI & OTHERS, AMANI BELLANDUR KHANE, MARATHAHALLI, BANGALORE.
 ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
 K.S. Pragna Kumar Sh Sai Enterprises No. 3308, 1st Main Road, Opp More Retail Shop, Gayathri Nagar BCCBL-3.2.3E-126/93-94

The plans are approved in accordance with the acceptance for approval by the Commissioner BBMP (with the 1) on date: 12/03/2019, vide number BBMP/AGG/DT/20, NORTH/0019/18-19, subject to terms and conditions laid down along with this building plan approval. Validity of this approval is valid from the date of issue. Designation: Joint Director Town Planning (JTP) Department: BBMP, BANGALORE, KARNATAKA, FILE No: 02-Aug-2019 12:49:49

PROJECT TITLE: PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING
 DRAWING TITLE: SITE PLAN AND GROUND FLOOR PLAN
 SHEET NO: 1