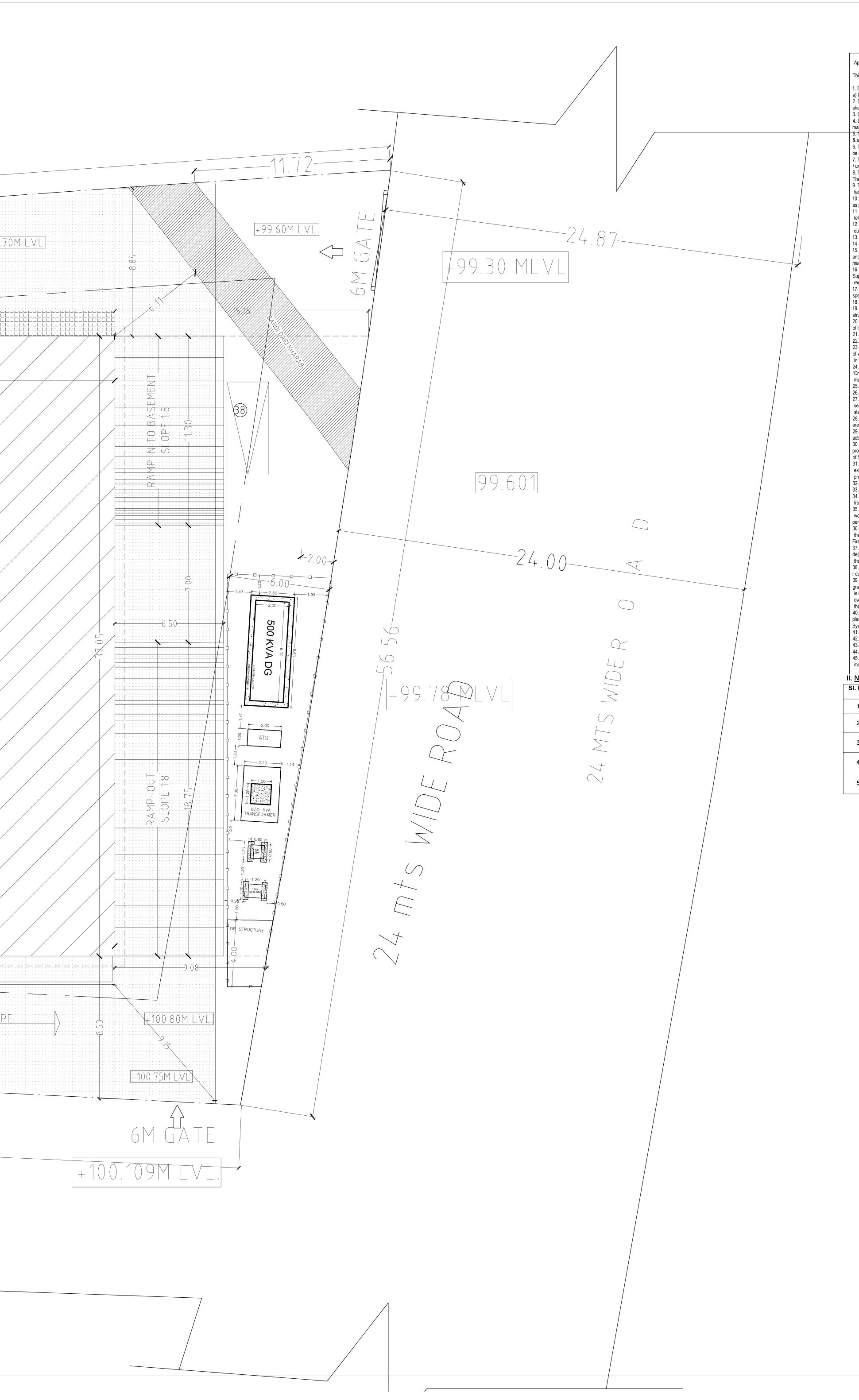


|              | SITE LINE  |                                       |  |  |  |  |  |  |  |  |
|--------------|--|---------------------------------------|--|--|--|--|--|--|--|--|
| SETBACK LINE |  |                                       |  |  |  |  |  |  |  |  |
| PRIVATE PROI | PERTY<br>104.22  |                                       |  |  |  |  |  |  |  |  |
|              | 21.00M LVL   |                                       |  |  |  |  |  |  |  |  |
|              |  |                                       |  |  |  |  |  |  |  |  |
|              | PROPOSED COMMER<br>(RETAIL) BUILDING<br>CONSISTING OF B+G<br>OF 17.90MT HEIGHT | JIAL<br>+3UF                          |  |  |  |  |  |  |  |  |
|              | 56.60  |                                       |  |  |  |  |  |  |  |  |
|              |  | · · · · · · · · · · · · · · · · · · · |  |  |  |  |  |  |  |  |

SITE PLAN



|   |  |   |  |  |                              |                |                                    |  |   |   |  |                   |   |              |                                      | : 1:100            |
|---|--|---|--|--|------------------------------|----------------|------------------------------------|--|---|---|--|-------------------|---|--------------|--------------------------------------|--------------------|
| proval (  | Condition :  |   |  | Special Condition as p   | er Labour Departn            | nent of Govern | ment of Karna                      | ataka vide ADDENDU                     | JM  | AREAS   | STATEMENT (BBMP)                           |                   | VERSION NO.: 1.0.11<br>VERSION DATE: 01/1 |              |                                      |                    |
| •   |  |   |  | (HosadaagiHoodike)   |                              |                |                                    |  |   | PROJE   | CT DETAIL:                                 |                   | VERSION DATE: 01/1                        | 1/2018       |                                      |                    |
| s Plan Sanction is issued subject to the following conditions :   |  | 1.Registration of   |  |  |                              |                | Authority: BBMP                    |  | Plot Use: Commercial                        |   |  |                   |   |              |                                      |                    |
| Sanction is accorded for the Proposed Commercial (Retail Shop) Building   |  | Applicant / Builder / Owner / Contractor and the construction workers working in the  |  |  |                              |                | No: BBMP/Addl.Dir/JD               |  | Plot SubUse: Retail Shop                    |   |  |                   |   |              |                                      |                    |
| Construction of BF+GF+3UF (Three upper floors only).  |  | construction site with the "Karnataka Building and Other Construction workers Welfare   |  |  |                              |                | I/0039/19-20<br>tion Type: General |  | Land Use Zone: Residential (Main)           |   |  |                   |   |              |                                      |                    |
|   | is accorded for Commercial (Retail Sho<br>e deviated to any use.                       | p) use only. The use of the building  |  | Board" should be strictly adhered to   |                              |                |                                    |  | al Type: Building Permissi                  | ion   | Plot/Sub Plot No.: 258                     |                   |   |              |                                      |                    |
|   | nt area is reserved for car parking shall n  | not be converted for any other purpose.   |  | 2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and   |                              |                |                                    |  | of Sanction: New                            |   | Khata No. (As per Khata Extract): 258      |                   |   |              |                                      |                    |
|   |  | pacity of water supply, sanitary and power  |  | list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the   |                              |                |                                    | Location: Ring-III                     |   | Locality / Street of the property: Begur village, Begur Hobli, Bangalore            |  | galore            |   |              |                                      |                    |
|   | be paid to BWSSB and BESCOM if any   |   |  | same shall also be submitted to the concerned local Engineer in order to inspect the establishment<br>and ensure the registration of establishment and workers working at construction site or work place. |                              |                |                                    | Building Line Specified as per Z.R: NA |   |   |  |                   |   |              |                                      |                    |
| vecessary ducts for running telephone cables, cubicles at ground level for postal services pace for dumping garbage within the premises shall be provided.  |  |   | 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of                              |  |                              |                |                                    |  | Zone: Bommanahalli                          |   |  |                   |   |              |                                      |                    |
| The applicant shall construct temporary toilets for the use of construction workers and it should   |  |   | workers engaged by him.<br>4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker |  |                              |                |                                    |  | Ward: Ward-192 Planning District: 318-Begur |   |  |                   |   |              |                                      |                    |
|   | hed after the construction.<br>icant shall INSURE all workmen involved                 | d in the construction work against any accident   |  | in his site or work place  |                              |                |                                    |  |   |   | DETAILS:                                   |                   |   |              |                                      | SQ.MT.             |
| toward incidents arising during the time of construction.   |  |   | workers Welfare Board".  |  |                              |                |                                    |  |   | OF PLOT (Minimum)   |  | (A)               |   |              | 4980.80                              |                    |
|   | icant shall not stock any building materia<br>shall be removed and transported to nea  | als / debris on footpath or on roads or on drains.  |  | Nete -   |                              |                |                                    |  |   | NET A   | AREA OF PLOT                               |                   | (A-Deductions)                            |              |                                      | 4980.80            |
|   |  | he setback area / open spaces and the common  |  | Note :   |                              |                |                                    |  |   | COVERAGE CHECK  |  |                   |   |              |                                      |                    |
| cility are  | as, which shall be accessible to all the te  | enants and occupants.   |  | 1.Accommodation shall be provided for setting up of schools for imparting education to the children o  |                              |                |                                    |  |   |   |  |                   |   |              |                                      | 2490.40            |
|   | blicant shall provide a space for locating<br>R.C (Es & D) code leaving 3.00mts. from  | the distribution transformers & associated equipment  |  | f construction workers<br>2.List of children of wo   |                              |                |                                    | ctor to the Labour De                  | nartment                                    | Proposed Coverage Area (39.83 %)<br>Achieved Net coverage area ( 39.83 % )          |  |                   |   |              |                                      | 1983.92<br>1983.92 |
| The ap  | plicant shall provide a separate room pre  | eferably 4.30 x 3.65m in the basement for installation of   |  | which is mandatory.  |                              | ·              |                                    |  |   | Balance coverage area left ( 10.17 % )  |  |                   |   |              |                                      | 506.48             |
|   |  | r telecom services as per Bye-law No. 25.   |  | 3.Employment of child  |                              |                |                                    |  | io o muot                                   | FAR (   | CHECK                                      |                   |   |              |                                      |                    |
|   |  | I such barricading as considered necessary to prevent<br>ety of people / structures etc. in & around the site.  |  | 4.Obtaining NOC from<br>5.BBMP will not be res   |                              |                |                                    |  |   |   |  | · •               | egulation 2015(2.50)                      |              |                                      | 12452.00           |
| The ap  | plicant shall plant at least two trees in the  | e premises.   |  | 6.In case if the docum   | ents submitted in r          | espect of prop | erty in questio                    | on is found to be false                | e or  |   |  |                   | I (for amalgamated plot                   | - )          |                                      | 0.00               |
|   |  | ment for cutting trees before the commencement of the work.<br>a conspicuous place of the licensed premises. The building license   |  | fabricated, the plan sa  | anctioned stands c           | ancelled autom | natically and le                   | egal action will be init               | tiated.                                     | Allowable TDR Area (60% of Perm.FAR ) Premium FAR for Plot within Impact Zone ( - ) |  |                   |   |              |                                      | 0.00               |
|   |  | ons shall be mounted on a frame and displayed and they shall be   |  | Block USE/   | SUBUSE                       | Details        |                                    |  |   |   | Total Perm. FAR a                          |                   | /   |              |                                      | 12452.00           |
| de avail  | able during inspection.  |   |  |  |                              |                |                                    |  | Block Land Use                              |   | Commercial FAR (                           | ( )               |   |              |                                      | 7679.82            |
|   |  | Building Bye-laws and rules in force, the Architect / Engineer /<br>irst instance, warned in the second instance and cancel the   |  | Block Name   | Block Use                    | Block          | SubUse                             | Block Structure                        | Category                                    |   | Proposed FAR Are                           |                   |   |              |                                      | 7679.82            |
| gistratio   | n if the same is repeated for the third time   | e.  |  | A (ABCD)   | Commercial                   | Retai          | il Shop                            | Highrise                               | R   |   | Achieved Net FAR                           | . ,               |   |              |                                      | 7679.82            |
|   |  | case may be shall strictly adhere to the duties and responsibilities  |  |  |                              |                |                                    |  |   | Balance FAR Area ( 0.96 )   |  |                   |   |              |                                      | 4772.18            |
|   | Schedule - IV (Bye-law No. 3.6) under s<br>Iding shall be constructed under the supe   | sub section 1V-8 (e) to (k).<br>ervision of a registered structural engineer.   |  | Required F   | <sup>p</sup> arkina(Ta       | ible 7a)       | )                                  |  |   | BUILI   | FUP AREA CHECK<br>Proposed BuiltUp         | Area              |   |              |                                      | 11572.75           |
| On con  | pletion of foundation or footings before e   | erection of walls on the foundation and in the case of columnar   |  |  | 5,15                         |                | /                                  |  |   | Substructure Area Add in BUA (Layout Lvl)   |  |                   |   |              |                                      | 15.00              |
|   |  | ICEMENT CERTIFICATE" shall be obtained.<br>nould be completed before the expiry of five years from the date of issue  |  | Block  | /pe SubUs                    | Area           |                                    | Inits                                  | Car   |   | Achieved BuiltUp /                         | Area              |   |              |                                      | 11587.75           |
|   | 0  | hall apply for permission to occupy the building.   |  | Name   |                              | (34.111.)      |                                    | Prop. Reqd                             |   |   |  |                   |   |              |                                      |                    |
| The bu  | Iding should not be occupied without obt   | taining "OCCUPANCY CERTIFICATE" from the competent authority.   |  | · · · ·  | nercial Retail Sh            |                | 50                                 | 7679.82 1                              | 1 154 -                                     |   |  |                   |   | 0.514        |                                      |                    |
|   |  | be used for the construction activity of the building.<br>Harvesting Structures are provided & maintained in good repair for storage  |  |  | Total :                      |                | -                                  |  | 154 207                                     |   |  |                   | 11/22/2019 12:46:3                        | 0 PM         |                                      |                    |
| vater fo  | non potable purposes or recharge of gro  | round water at all times having a minimum total capacity mentioned  |  | Parking Cł   | песк (тар                    | ie /b)         |                                    |  | Payment Details                             | Sr No   | D. Challan<br>Number                       | Receipt<br>Number | Amount (INR) F                            | Payment Mode | Transaction<br>Number                | e Remark           |
|   | law 32(a).   | adapting the parme preseries of in National Duilding Cade and in the  |  |  |                              | Regd.          |                                    | Ac                                     | hieved                                      | 1   | BBMP/16966/CH/19-20                        | ) BBMP/16966/CH   | H/19-20 79724.64                          | Online       | 9011397467 09/06/2019<br>12:20:02 PM |                    |
|   |  | adopting the norms prescribed in National Building Code and in the<br>es" bearing No. IS 1893-2002 published by the Bureau of Indian Standards                                      |  | Vehicle Type   | No.                          |                | a (Sq.mt.)                         | No.                                    | Area (Sq.mt.)                               |   | No.  |                   | Head                                      |              | Amount (INR) Remark                  |                    |
| aking the building resistant to earthquake.   |  | Car   | 154  |  | 117.50                       | 123            | 1691.25                            |  |   |   | Scrutiny Fee                               |                   | 79724.64 -                                |              |                                      |                    |
|   |  | rs as per table 17 of Bye-law No. 29 for the building.<br>rescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.                                      |  | Two Stack.Car  | -                            |                | -                                  | 84                                     | 1155.00                                     |   |  |                   | 0 40 0 <b>5</b> 000 · ·                   |              |                                      | 40.00              |
|   |  | n toilet in the ground floor for the use of the visitors / servants / drivers and   |  | Total Car  | 154                          |                | 117.50                             | 207                                    | 2846.25                                     |   | Applicant has paid<br>d:11-12-2019 for the |                   |   | Receipt      | No. <u>BBMP/26751/CH</u>             | <u>19-20,</u>      |
| curity men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the  |  | TwoWheeler<br>Other Parking   | -  | 2  | 220.00                       | 0              | 0.00                               |  | Ground Rent                                 | e tonowing  |  | ·Po               | 18,35,500.00                              |              |                                      |                    |
| pped entry.<br>The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26  |  | Total   | -  |  | 2337.50                      | -              | 4710.08                            | 1.                                     |   |   |  | :Rs               |   |              |                                      |                    |
| provide   | d in the building.   |   |  |  |                              |                |                                    |  |   | 2.  | 18% of GST Amou<br>Betterment Charge       |                   | a   | :Rs<br>:Rs   | 33,03,390.00<br>4,89,438.00          |                    |
|   |  | ce is caused to the neighbors in the vicinity of construction and that the construction   |  |  | <b>~</b> ~`                  |                |                                    |  |   |   | -  |                   | iy  |              |                                      |                    |
| ivities shall stop before 06.00 PM to avoid hindrance during late hours.<br>Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be   |  | Block :A (AB  | CD)  |  |                              |                |                                    | 3.                                     | Security Deposit                            |   |  | :Rs               | 11,58,775.00                              |              |                                      |                    |
| cessed in the Recycling processing unit of required capacity installed at site for its re-use / disposal (Applicable for Residential units  |  |   | Proposed   |  |                              |                |                                    | <b></b>                                | Plan Copy charges                           | S   |  | :Rs               | 68,800.00                                 |              |                                      |                    |
|   | bove and 5000 sqm and above built up a   | area for Commercial building).<br>ed for structural stability and safety to ensure for soil stabilization during the course of  |  | Floor Total Built  | :                            | Deduc          | ctions (Area in                    | Sq.mt.)                                | FAR Area Total F                            | AR 5.   | Compound Wall ch                           | harges            |   | :Rs          | 10,000.00                            |                    |
|   |  | ining walls and super structure for the safety of the structure as well as neighbouring   |  | Name Up Area<br>(Sq.mt.)   |                              | ., Lift        |                                    |  | (Sq.mt.) Area<br>(Sq.mt) (Sq.mt             | )    6.   | License Fees                               |                   |   | :Rs          | 23,36,090.00                         |                    |
|   |  | ensuring safety of workman and general public by erecting safe barricades.  |  |  | StairCase L                  | ift Machine    | e Void S                           | Substructure Ramp                      | Parking Commercial                          | 7.  | Scrutiny Fees                              |                   |   | :Rs          | 38,880.00                            |                    |
|   | nsent for Establishment from the Ministry<br>nt two wheeler parking shall be provided  | y of Environmental and Forest (MOEF) / KSPCB should be taken wherever applicable.   |  | Terrace 185.62<br>Floor  | 180.81                       | 0.00 4.81      | 1 0.00                             | 0.00 0.00                              | 0.00 0.00 0                                 | .00 8.  | Add 1% for admini                          | strative charg    | les towards                               | :Rs          | 21,070.00                            |                    |
| Traffic   | Management Plan shall be obtained from   | n Traffic Management Consultant for all high rise structures which shall be got approved  | d  | Third Floor 1983.93  | 0.00 5                       | 1.66 0.00      | ) 11.88                            | 0.44 0.00                              | 0.00 1919.95 1919                           |   | Labour Cess.                               |                   |   |              | 21,070.00                            |                    |
|   | ompetent Authority if necessary.   | g shall obtain clearance certificate from Fire Force Department with due inspection rega  | urding   | Second<br>Floor 1983.92  | 0.00 5                       | 1.66 0.00      |                                    | 0.44 0.00                              | 0.00 1919.95 1919                           | .95   | Lake Improvement                           | t Charges         |   | :Rs          | 1,24,520.00                          |                    |
|   |  | d. The certificate should be produced to the corporation and shall get the renewal of the   |  | First Floor 1983.92  | 0.00 5                       | 1.66 0.00      | ) 11.87                            | 0.44 0.00                              | 0.00 1919.95 1919                           |   |  |                   |   |              | .,2-,020.00                          |                    |
| mission   | issued once in two years.  |   |  | Ground<br>Floor 2132.97  | 0.00 5 <sup>.</sup>          | 1.66 0.00      | ) 11.85                            | 0.44 149.05                            | 0.00 1919.97 1919                           | .97   |  |                   | ΤΟΤΑ                                      | L :Rs        | 64,14,000.00                         |                    |
|   |  | g shall get the building inspected Empanelled Agencies of the Fire Force Department to<br>able condition, and an affidavit to that effect shall be submitted to the corporation and | ensure   | Basement 3302 30   | 0.00                         | 0.00 0.00      | 0.00                               | 0.00 197.48                            | 3008.57 0.00 (                              | .00   |  |                   |   |              |                                      |                    |
| e Force   | Department every year.   |   |  | Floor         5002.00           Total:         11572.75  |                              |                |                                    | 1.76 346.53                            |   |   |  |                   |   |              |                                      |                    |
| The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the<br>partment regarding working condition of Electrical installations / Lifts etc., The certificate should be produced to the corporation and shall get |  |   | Total  |  |                              |                |                                    |  |   | (Pupper 9   | Sixty Four lak                             | khs Fourteen thou | sand only)                                |              |                                      |                    |
|   | al of the permission issued every two years  |   | n ger  | Number of Same   |                              |                |                                    |  |   |   | (Nupees c                                  | Sixty I Out lar   |   | sand only    |                                      |                    |
| The Ov  | ner / Association of the highrise building   | g shall conduct two mock - trails in the building, one before the onset of summer and an  | othe   | Blocks   |                              |                |                                    |  |   |   | ur Cess:                                   | de Dete de 00 d   | 40.0040 D int N                           |              | 0/0040                               |                    |
|   | summer and assure complete safety in<br>Ruilding Rye-law 2003 Schedule IV 7.1 v        | respect of fire hazards.<br>validity of registration for Architect/ Engineer / Supervisor the validity of every registratic   | n so   | :<br>Total: 11572.75   | 180.81 200                   | 3.64 4.81      | 1 47.47                            | 1.76 346.53                            | 3008.57 7679.82 7679                        | — <u>H</u> ===  | 20,86,000.00 Paid vid<br>S UTR No. SBIN119 |                   | 12-2019 Receipt No                        | D: H0/3217   | 6/2019                               |                    |
| nted for  | the above categories by the authority sh   | nall be for a period of five years and renewable thereafter for every five years unless the   | e same   |  | <b>I</b> I                   | I              | 1 1.1                              | 1.70 040.00                            | 0000.07 1010.02 1010                        | .02   |  | ,                 |   |              |                                      |                    |
|   |  | newal shall made to the authority one month before the date of expiry of the registration   |  | FAR &Ter   | nement D                     | etails         |                                    |  |   |   |  |                   |   |              |                                      |                    |
|   | ation if the same repeated for the third tir   | red Architect / Engineer / Supervisor in the first instance, warm in the second instance a<br>me.   |  |  |                              |                |                                    |  |   | Propos  | sed  |                   |   |              |                                      |                    |
| As per  | Building Bye-law 2003 Schedule IV 8 (i)  | the Architect / Engineer / Supervisor shall not materially and structurally deviate from the  |  | No   | of Total B                   |                |                                    | Deductions (Area                       | a in Sq.mt.)                                | FAR A   | rea Total FAR                              |                   |   |              |                                      |                    |
|   | ut previous approval of authority. They sl<br>Zoning Regulation, Standing orders and p | hall explain to the owners about the risk involved in contravention of the provisions of the<br>policy orders of the corporation.   | ne act, Rules,   | I Diook  | me Bldg   Up Area<br>(Sq.mt. | \ <u></u>      |                                    | l ift                                  |   | (Sq.mt  | (Sa.mt.)                                   |                   |   |              |                                      |                    |
| In case   | of any false information, misrepresentat   | tion of facts, or pending court cases, the plan sanction is deemed cancelled.   |  |  |                              | StairCas       |                                    | Lift Void Machine                      | SubStructure Ramp Park                      | <u> </u>  | ercial                                     |                   |   |              |                                      |                    |
|   |  | by the collection of solid waste and its segregation as per solid waste management bye  |  | A (ABCD)   | 1 11572                      | .75 180.8      | 81 206.64                          | 4.81 47.47                             | 1.76 346.53 3008                            | 57 767  | 9.82 7679.82                               |                   |   |              |                                      |                    |
|   |  | ustainable construction and demolition waste management as per solid waste manager<br>e necessary provision to charge electrical vehicles.  | пент руе-ю 2016.   | Grand<br>Total:  | 1 11572                      | .75 180.8      | 81                                 | 4.81 47.47                             | 1.76 346.53 3008                            | 57 767  | 9.82 7679.82                               |                   |   |              |                                      |                    |
| The Ap  | plicant / Owner / Developer shall plant or   | ne tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites   |  |  | I                            | I              | 1                                  | II                                     | · · · · · ·                                 |   | ]  |                   |   |              |                                      |                    |
| ore than  | 240 Sqm. c) One tree for every 240 Sq.   | of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/o  | development plan.  |  |                              |                |                                    |  |   |   |  |                   |   |              |                                      |                    |
| ос г  | Details  |   |  |  |                              |                |                                    |  |   |   |  |                   |   |              |                                      |                    |
| <u>vo.</u>  | Name of the Statutory  | Reference No. & Date Co   | onditions  |  |                              |                |                                    |  |   |   |  |                   |   |              |                                      |                    |
|   | Department   |   | mposed   |  |                              |                |                                    |  |   |   |  |                   |   |              |                                      |                    |
|   | KSPCB  | CTE – 315500 PCB ID 80431 Dt: 25-10-2019  |  |  |                              |                |                                    |  |   |   |  |                   |   |              |                                      |                    |
|   |  |   |  |  |                              |                |                                    |  |   |   |  |                   |   |              |                                      |                    |

BWSSB / EIC / CE (M)/ ACE (M) –IV / DCE (M)-II / TA (M)-III / BWSSB 1183/19-20 dt: 17-06-2019 All the conditions imposed in the EE/HSR/AEE(O)/JET-1/2019-20/7450 Dt: 11-12-2019 letter issued by the BESCOM 3 Statutory Body \_\_\_\_\_ KSFES/GBC(1)/138/2019 Docket No KSFEC/NOC/121/2019 Dt: should be adhered Fire Force 4 21-11-2019 to. \_\_\_\_\_ 5 Airport Authority of India BANG/SOUTH/B/042318/300446 Dt 23-04-2018

> The plans are approved in accordance with the acceptance for approval by the Commissioner (<u>SOUTH</u>) on date: <u>28/11/201</u> gide lp number: <u>BBMP/Addi.Dir/JD\_SOUTH/0039/19-20</u> subject to terms and conditions laid down along with this building plan approval.

Name : B G RAGHAVENDRA PRASAD Designation : Joint Director Town Planning (JDTP) Organization : BBMP Date : 21-Dec-2019 18: 50:56

Validity of this approval is two years from the date of issue.

Date : 21-Dec-2019 18: 50:56

DRAWING TITLE : SITE PLAN

ZONE, WARD NO 192, BENGALURU.

OWNER / GPA HOLDER'S SIGNATURE

2nd stage, Rajajinagar

ARCHITECT/ENGINEER

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : K.J. Jeevan #767,4th main road, A Block,

- Jewane

PROJECT TITLE : PROPOSED COMMERCIAL(RETAIL) BUILDING AT KHATHA NO 258, SY NO 324, BEGUR HOBLI, BEGUR VILLAGE, BOMMANAHALLI

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

SHEET NO :