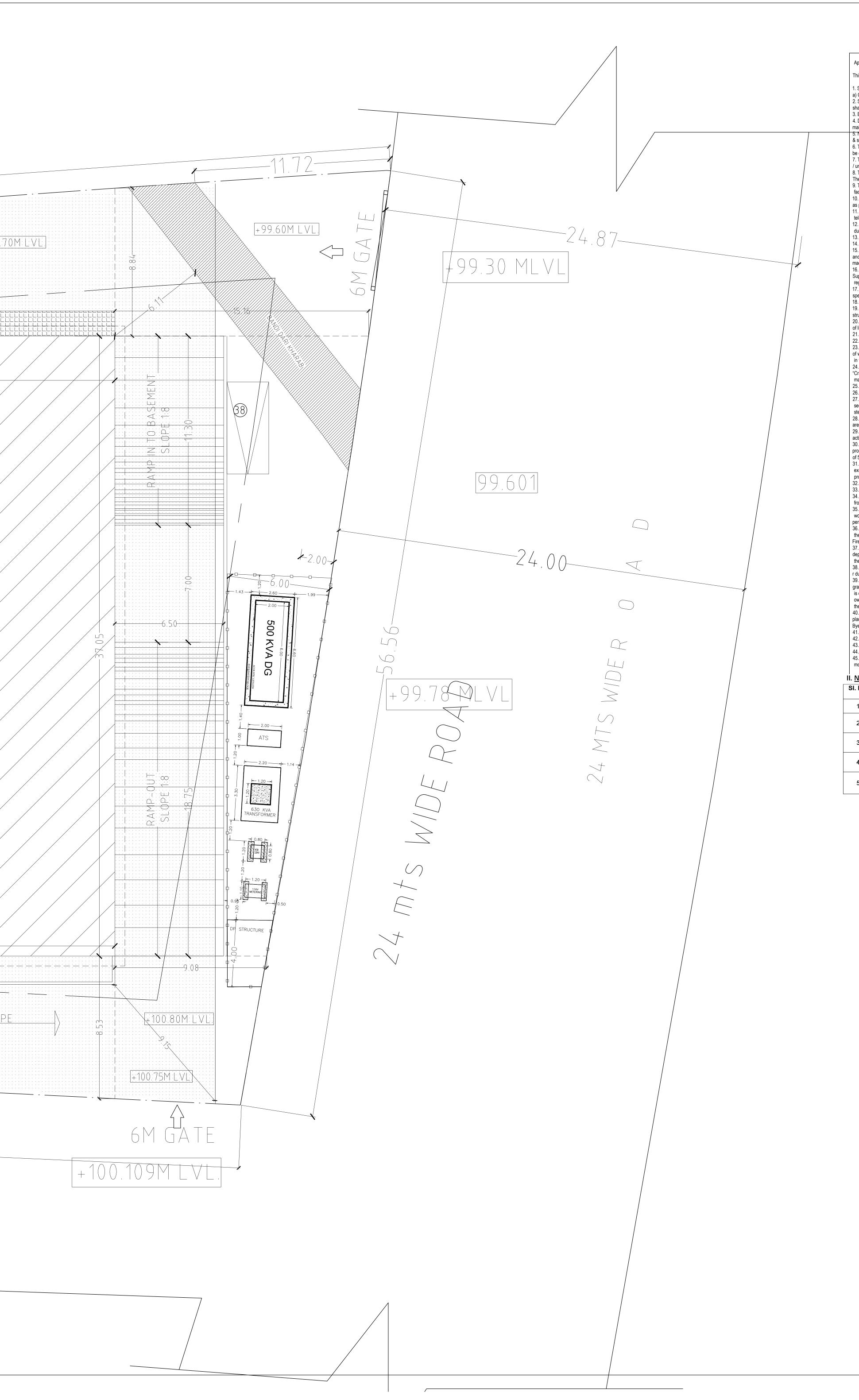


	SITE LINE									
SETBACK LINE										
PRIVATE PROI	PERTY 104.22									
	21.00M LVL									
	PROPOSED COMMER (RETAIL) BUILDING CONSISTING OF B+G OF 17.90MT HEIGHT	JIAL +3UF								
	56.60									
		· · · · · · · · · · · · · · · · · · ·								

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 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 tion Type: General		Land Use Zone: Residential (Main)							
	is accorded for Commercial (Retail Sho 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 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. 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. 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 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 R.C (Es & D) code leaving 3.00mts. from	the distribution transformers & associated equipment		f construction workers 2.List of children of wo				ctor to the Labour De	nartment	Proposed Coverage Area (39.83 %) Achieved Net coverage area (39.83 %)						1983.92 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 ety of people / structures etc. in & around the site.		4.Obtaining NOC from 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. 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 / 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 Iding shall be constructed under the supe	sub section 1V-8 (e) to (k). ervision of a registered structural engineer.		Required F	^p arkina(Ta	ible 7a))			BUILI	FUP AREA CHECK 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. 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. 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 Number	Receipt Number	Amount (INR) F	Payment Mode	Transaction 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 12:20:02 PM	
		adopting the norms prescribed in National Building Code and in the 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. rescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.		Two Stack.Car	-		-	84	1155.00				0 40 0 5 000 · ·			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 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 Other Parking	-	2	220.00	0	0.00		Ground Rent	e tonowing		·Po	18,35,500.00			
pped entry. 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 Betterment Charge		a	:Rs :Rs	33,03,390.00 4,89,438.00	
		ce is caused to the neighbors in the vicinity of construction and that the construction			~ ~`						-		iy			
ivities shall stop before 06.00 PM to avoid hindrance during late hours. 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						Plan Copy charges	S		:Rs	68,800.00			
	bove and 5000 sqm and above built up a	area for Commercial building). 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 (Sq.mt.)		., Lift			(Sq.mt.) Area (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 nt two wheeler parking shall be provided	y of Environmental and Forest (MOEF) / KSPCB should be taken wherever applicable.		Terrace 185.62 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 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 Floor 2132.97	0.00 5 [.]	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 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 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 Ruilding Rye-law 2003 Schedule IV 7.1 v	respect of fire hazards. validity of registration for Architect/ Engineer / Supervisor the validity of every registratic	n so	: 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 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		I 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 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 Zoning Regulation, Standing orders and p	hall explain to the owners about the risk involved in contravention of the provisions of the policy orders of the corporation.	ne act, Rules,	I Diook	me Bldg Up Area (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 e necessary provision to charge electrical vehicles.	пент руе-ю 2016.	Grand 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 :