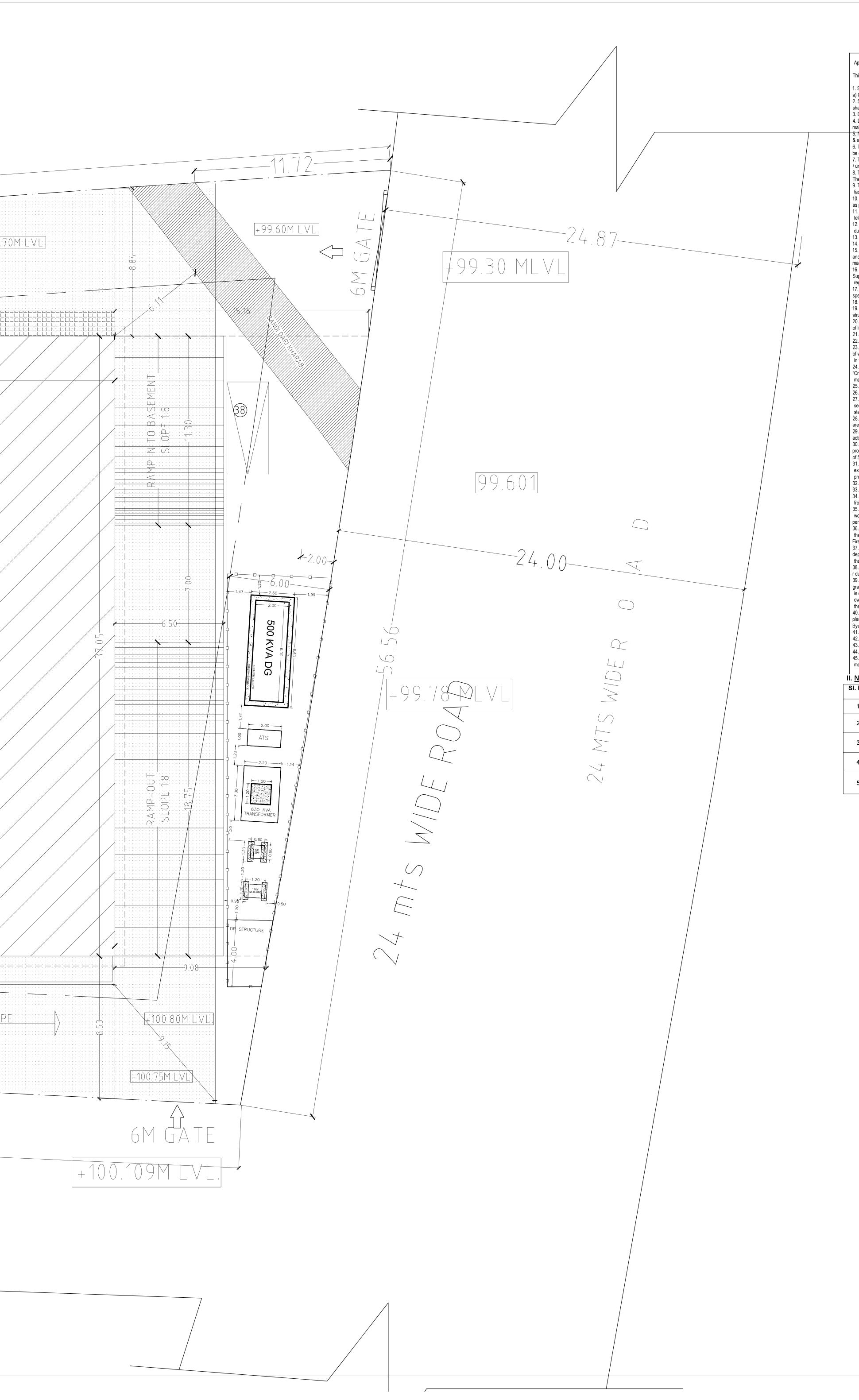


| | SITE LINE | | | | | | | | | |
|--------------|--|---------------------------------------|--|--|--|--|--|--|--|--|
| SETBACK LINE | | | | | | | | | | |
| PRIVATE PROI | PERTY 104.22 | | | | | | | | | |
| | 21.00M LVL | | | | | | | | | |
| | | | | | | | | | | |
| | PROPOSED COMMER (RETAIL) BUILDING 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 :