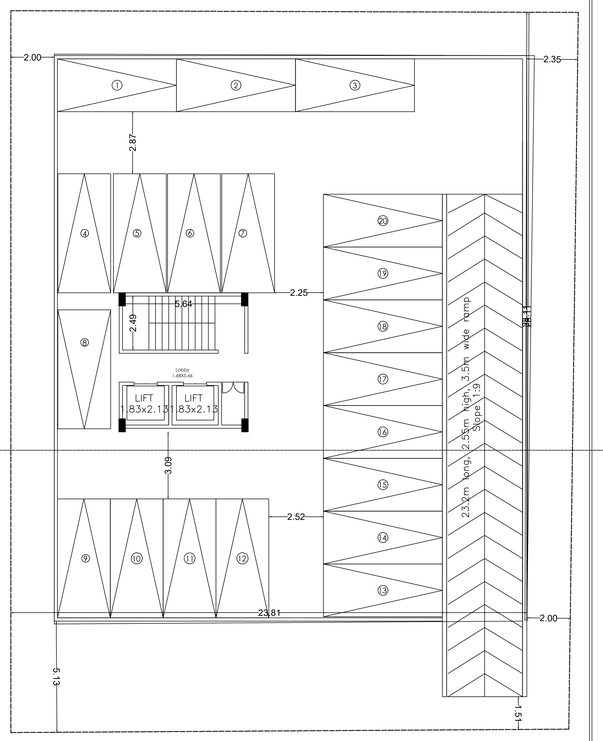
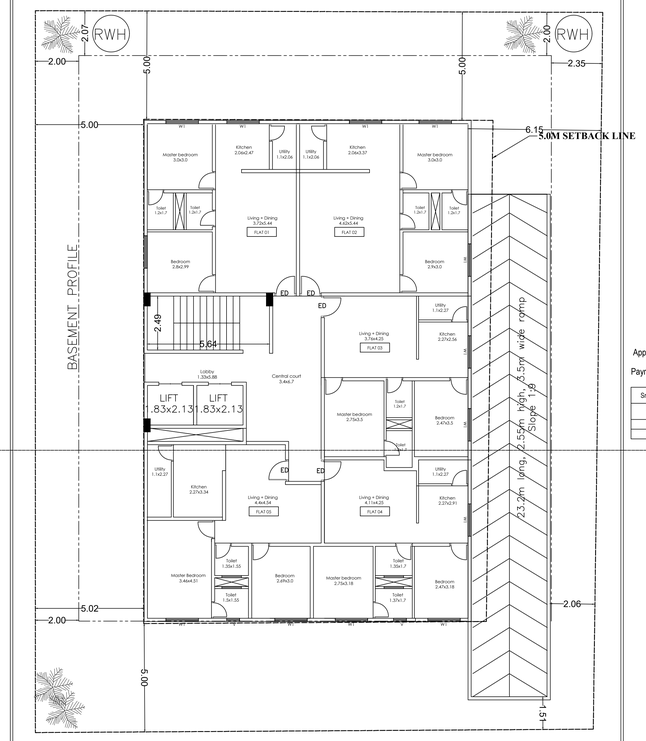
PLAN FOR JAIN LIFESPACES AT BULL TEMPLE ROAD

25 DEC 2019

SCALE : 1:100



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.10 VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Addl.Dir/JDSOUTH/0069/19-20	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 49-89-13	
Nature of Sanction: New	Khata No. (As per Khata Extract): 49-89-13	
Location: Ring-II	Locality / Street of the property: 1st main Gavipuram extension, K G Nagar, Bangalore	
Building Line Specified as per Z.R: NA		
Zone: South		
Ward: Ward-142		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	862.23
NET AREA OF PLOT	(A-Deductions)	862.23
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		560.45
Proposed Coverage Area (40.5 %)		349.17
Achieved Net coverage area (40.5 %)		349.17
Balance coverage area left (24.5 %)		211.28
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		1940.01
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		1940.01
Residential FAR (100.00%)		1934.21
Proposed FAR Area		1934.21
Achieved Net FAR Area (2.24)		1934.21
Balance FAR Area (0.01)		5.80
BUILT UP AREA CHECK		
Proposed BuiltUp Area		2716.61
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		2731.61

Approval Date : 03/20/2020 12:54:35 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/39069/CH/19/20	BBMP/39069/CH/19-20	11748	Online	9198034303	01/31/2020 3:53:44 PM	-

No.	Head	Amount (INR)	Remark
1	Scrutiny Fee	11748	

BBMP/Addl. Dir/JD SOUTH/0069/19-20

I Conditions:

1. Sanction is accorded for the proposed **Residential Apartment Building use only:**
   a) Construction of **BF+GF+ 4UF** (Four upper floors only).
2. Sanction is accorded for **Residential** use only. The use of the building shall not be deviated to any use.
3. **Basement Floor** area reserved for parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should 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 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.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) code leaving 3.00mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.30 x 3.65m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. 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.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If owner / builder contravenes the provisions of Build ng 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 if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erection of the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. 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 32(a).
24. 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.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 06.00 PM to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** of required 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 for Commercial building).
31. 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 workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. The applicant should abide by the under taking submitted on dated: 07-09-2019 to follow the final orders of the Hon'ble High Court WP No 35631/2019 (LB BMP) towards the payment of Ground rent.
34. The builder / contractor / professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning regulations, Standing orders and policy order of the BBMP.
35. The construction or reconstruction of 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 of BBMP (Sanctioning Authority) of the intention to start work in the
    from prescribed in schedule VI. Further, the owner / developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
36. As per Building Bye-law 2003 Schedule IV-7.1 validity of registration for Architect/ Engineer / Supervisor/Structural Engineer shall be valid for a period of five years and renewable thereafter for every five years unless the same is cancelled by the authority. The application for renewal shall made to the authority one month before the date of expiry of the registration. If any owner/builder contravenes the provisions of these bye-laws and rules in force, the authority shall inform the same to the registered Architect / Engineer / Supervisor / Structural Engineer in the first instance, warm in the second instance and cancel the registration if the same repeated for the third time.
37. As per Building Bye-law 2003 Schedule IV-8(i) The validity of Registration for Architect / Engineer / Supervisor / Structural Engineer shall not materially and structurally deviate from the sanctioned plan, without previous approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulation, Standing Orders and Policy Orders of the Corporation.
38. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled
39. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
40. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
41. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
42. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more 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/development plan
43. Before issue of Occupancy Certificate to submit the to NOC from BWSSB

Special Condition as per Labour Department of Government Karnataka vide ADDENDUM (ಪರಿಷ್ಕರಣೆ ಮೆಮೊ) ಸಂಖ್ಯೆ: ಕಾಇ 26 ಕಾಲಿ 2006, 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. 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 or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No 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".

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / 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.

II. NOC Details			
Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1.	KSPCB	CTE–112485 Dt: 02-02-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.

III. FEE DETAILS

The Applicant has paid the fee vide Receipt No. BBMP/45111/CH/19-20 Dated: 30-04-2020 for the following:-

1.	License Fees & Scrutiny	Rs	2,67,040.00
2.	Ground Rent & GST	Rs	1,56,652.00
3.	Betterment Charges	Rs	22,708.00
4.	Security Deposit	Rs	2,73,161.00
5.	Plan Copy & Compound wall charges	Rs	44,400.00
6.	Lake Improvement Charges	Rs	21,556.00
	Add 1% for administrative charges towards Labour Cess.	Rs	4967.00
	SAY Rs.		7,91,000.00

(Seven Lakh ninety one Thousand Only)

Labour Cess:
The Applicant has paid Rs. 492000/-
Vide Rc: HO/12476/2020, NEFT/RTGS No KKBKR52020042900889652 Dt: 07-05-2020

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 4.19 X 2 X 1	9.20	61.20
	1.10 X 3.26 X 1 X 1	3.58	
	1.10 X 2.72 X 1 X 1	2.99	
	1.10 X 3.20 X 1 X 1	3.52	
	1.10 X 3.06 X 1 X 1	3.36	
	1.10 X 3.72 X 1 X 1	4.09	
	1.10 X 2.90 X 1 X 1	3.19	
	1.10 X 3.82 X 1 X 1	4.20	
	1.10 X 3.84 X 1 X 1	4.23	
	1.10 X 3.99 X 1 X 1	4.39	
	1.10 X 5.85 X 1 X 1	6.44	
	1.10 X 3.65 X 1 X 1	4.01	
	1.10 X 1.95 X 2 X 1	4.30	
	1.10 X 1.68 X 2 X 1	3.70	
TYPICAL - 3& 4 FLOOR PLAN	1.62 X 4.11 X 1 X 2	13.32	173.62
	1.66 X 7.55 X 1 X 2	25.06	
	1.62 X 2.72 X 1 X 2	8.82	
	1.62 X 3.20 X 2 X 2	20.76	
	1.62 X 3.72 X 1 X 2	12.06	
	1.62 X 5.85 X 1 X 2	18.96	
	1.62 X 3.84 X 1 X 2	12.44	
	1.62 X 3.99 X 1 X 2	12.94	
	1.62 X 3.65 X 1 X 2	11.82	
	1.62 X 1.95 X 2 X 2	12.64	
	1.62 X 3.26 X 1 X 2	10.56	
	1.62 X 2.20 X 2 X 2	14.24	
	1.62 X 1.95 X 2 X 1	6.32	
SECOND FLOOR PLAN	1.62 X 4.19 X 2 X 1	13.56	91.60
	1.62 X 3.26 X 1 X 1	5.28	
	1.62 X 2.72 X 1 X 1	4.41	
	1.62 X 3.06 X 2 X 1	9.92	
	1.62 X 3.72 X 1 X 1	6.03	
	1.62 X 2.90 X 1 X 1	4.70	
	1.62 X 3.82 X 1 X 1	6.18	
	1.62 X 3.84 X 1 X 1	6.22	
	1.62 X 3.99 X 1 X 1	6.47	
	1.62 X 5.85 X 1 X 1	9.48	
	1.62 X 3.65 X 1 X 1	5.91	
	1.62 X 2.20 X 2 X 1	7.12	
	1.62 X 1.95 X 2 X 1	6.32	
Total	-	-	326.42

UnitBUA Table for Block :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	FLAT	53.07	53.07	7	5
	2	FLAT	59.97	59.97	7	
	3	FLAT	49.36	49.26	7	
	4	FLAT	48.98	48.73	7	
	5	FLAT	59.49	58.94	6	
FIRST FLOOR PLAN	10	FLAT	59.49	58.94	6	5
	6	FLAT	53.03	53.03	6	
	7	FLAT	59.99	59.99	6	
	8	FLAT	49.36	49.26	6	
	9	FLAT	48.98	48.73	6	
TYPICAL - 3& 4 FLOOR PLAN	16	FLAT	114.21	114.21	12	8
	17	FLAT	49.36	49.26	6	
	18	FLAT	48.98	48.73	6	
	19	FLAT	59.49	58.94	6	
	11	FLAT	53.03	53.03	6	
SECOND FLOOR PLAN	12	FLAT	59.99	59.99	6	5
	13	FLAT	49.36	49.26	6	
	14	FLAT	48.98	48.73	6	
	15	FLAT	59.49	58.94	6	
Total:	-	-	1356.70	1352.14	164	23

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (BUILDING)	Residential	Apartment	0 - 50	2	-	1	5	-
			50 - 225	1	-	1	13	-
	Total :			-	-	-	18	20

Parking Check (Table 7b)

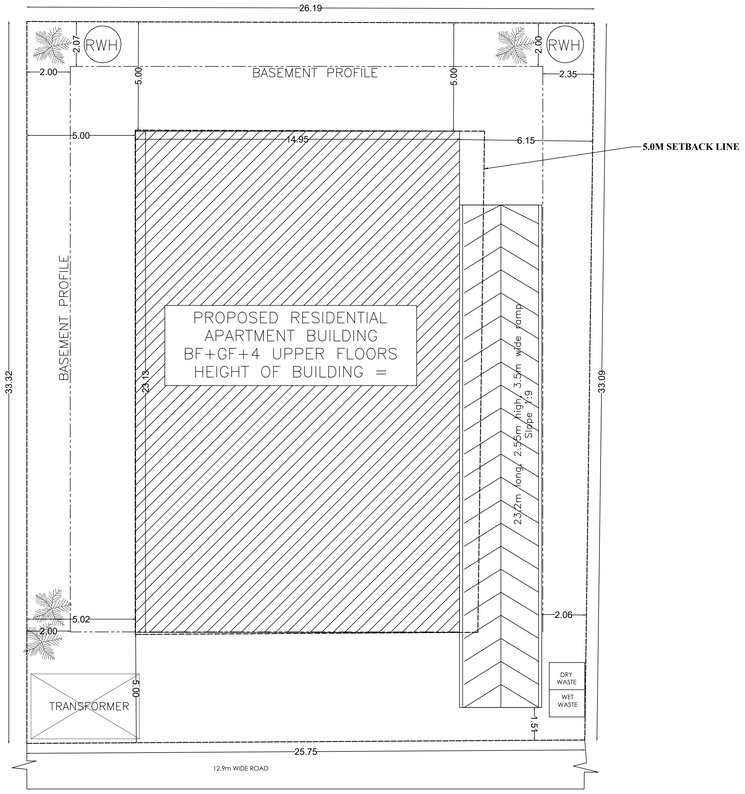
Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	18	247.50	20	275.00
Visitor's Car Parking	2	27.50	0	0.00
Total Car	20	275.00	20	275.00
Two|Wheeler	-	27.50	0	0.00
Other Parking	-	-		272.60
Total		302.50		547.60

Block :A (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Lift Machine	Void	Ramp	Parking			
Terrace Floor	7.79	0.00	7.79	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	435.97	7.79	0.00	19.83	0.00	0.00	408.35	408.35	04
Third Floor	435.97	7.79	0.00	19.83	0.00	0.00	408.35	408.35	04
Second Floor	440.76	7.79	0.00	19.83	0.00	0.00	413.14	413.14	05
First Floor	410.38	7.79	0.00	19.83	0.00	0.00	382.76	382.76	05
Ground Floor	349.17	7.79	0.00	19.77	0.00	0.00	321.61	321.61	05
Basement Floor	636.57	7.79	0.00	0.00	81.18	547.60	0.00	0.00	00
Total:	2716.61	46.74	7.79	99.09	81.18	547.60	1934.21	1934.21	23
Total Number of Same Blocks	1								
Total:	2716.61	46.74	7.79	99.09	81.18	547.60	1934.21	1934.21	23

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Lift Machine	Void	Ramp	Parking			
A (BUILDING)	1	2716.61	46.74	7.79	99.09	81.18	547.60	1934.21	1934.21	23
Grand Total:	1	2716.61	46.74	7.79	99.09	81.18	547.60	1934.21	1934.21	23.00



The plans are approved in accordance with the acceptance for approval by the Commissioner (___SOUTH) on date: ___20/03/2020vide lp number: ___BBMP/Addl.Dir/JDSOUTH/0069/19-20_____ subject to terms and conditions laid down along with this building plan approval.

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

Name : B G RAGHAVENDRA PRASAD
Designation : Joint Director Town Planning (JDTP)
Organization : BBMP
Date : 18-Jun-2020 18: 38:54

SOUTH

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Sankesh Kumar Jain and others 1st main Gavipuram extension, K G Nagar, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar
BCC/BL-3.6/E-3672/2012-1

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO: 13, PID 49-89-13, 1 st MAIN, GAVIPURAM EXTENSION, SOUTH ZONE WARD NO 142, BANGALORE.

DRAWING TITLE : Site Plan, Basement Floor plan, Ground Floor Plan.

SHEET NO : 1

UserDefinedMetric (1189.00 x 841.00MM)_1

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