

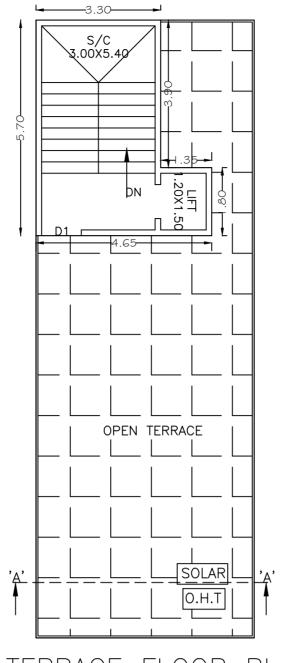
Block :A (ABCD)

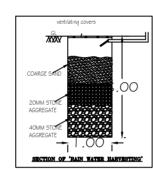
Floor Name	Total Built Up Area	Ded	uctions (A	rea in Sq.m	t.)	Propose (Sq.mt.	ed FAR Area)	Add Area In FAR (Sq.mt.)	Total FAR Area	Tnmt (No.)
Name	(Sq.mt.)	StairCase	Lift	Lift Lift Parking Resi. Comm		Commercial	Stair	(Sq.mt.)		
Terrace Floor	23.04	21.24	0.00	1.80	0.00	0.00	0.00	0.00	0.00	00
Second Floor	94.28	0.00	1.80	0.00	0.00	92.48	0.00	0.00	92.48	00
First Floor	94.28	0.00	1.80	0.00	0.00	92.48	0.00	0.00	92.48	01
Ground Floor	94.29	0.00	1.80	0.00	55.67	0.00	25.12	11.70	36.82	00
Total:	305.89	21.24	5.40	1.80	55.67	184.96	25.12	11.70	221.78	01
Total Number of Same Blocks :	1									
Total:	305.89	21.24	5.40	1.80	55.67	184.96	25.12	11.70	221.78	01

SCHEDULE OF JOINERY:

BLOCK NAME	E NAI	ME		LENGTH	HEI	GHT		NO	S
A (ABCD)	D	2		0.75	2.	10		02	
A (ABCD)	D	D1		0.75		2.10		02	2
A (ABCD)	D	1	0.90		2.10			04	
A (ABCD)	M	D		1.20	2.	10		01	
A (ABCD)	M	D		1.50	2.	10		01	
	ULE OF JOINERY			LENGTH	HEI	GHT		NO	s
A (ABCD)		W		1.00	1.8			01	-
A (ABCD)		V		1.20 1.20		-		02	
A (ABCD)	V	/		2.00	1.80			23	
UnitBUA Table for Block :A (ABCD)									
FLOOR	Name	UnitBUA ⁻	Туре	UnitBUA Area	Carpet	Area	No. of I	Rooms	No. of Te
GROUND	GE1	SHUD		25.12		05 1 2		1	1

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Roc
GROUND	GF1	SHOP	25.12	25.12	
FLOOR PLAN	011	51101	25.12	25.12	
FIRST FLOOR	SPLIT FF	FLAT	184.96	184.96	
PLAN	SELLITE	TLAT	104.90	104.90	
SECOND	SPLIT FF	FLAT	0.00	0.00	
FLOOR PLAN	SELLITE	TLAT	0.00	0.00	
Total:	-	-	210.08	210.08	





Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (ABCD)	Commercial	Small Shop	Bldg upto 11.5 mt. Ht.	R

Required Parking(Table 7a)

Block	Туре	SubUse	Area	Ur	nits		Car	
Name	Type	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (ABCD)	Commercial	Small Shop	> 0	50	25.12	1	1	-
	Residential	Bungalow	50 - 225	1	-	1	1	-
	Total :		-	-	-	-	2	2
		/						

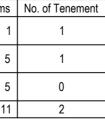
Parking Check (Table 7b)

Vehicle Type	Re	qd.	Achieved			
venicie Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)		
Car	2	27.50	2	27.50		
Total Car	2	27.50	2	27.50		
TwoWheeler	-	27.50	0	0.00		
Other Parking	-	-	-	28.17		
Total		55.00		55.67		

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area	Dedu	uctions (A	rea in Sq.m	ıt.)		osed FAR (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area	Tnmt (No.)
	Came blug	(Sq.mt.)	StairCase	Lift	Lift Machine	Parking	Resi.	Commercial	Stair	(Sq.mt.)	(110.)
A (ABCD)	1	305.89	21.24	5.40	1.80	55.67	184.96	25.12	11.70	221.78	01
Grand Total:	1	305.89	21.24	5.40	1.80	55.67	184.96	25.12	11.70	221.78	1.00

NOS	
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Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Residential Building at 93/1, MOSQUE ROAD, FRAZER TOWN BANGALORE., Bangalore.

a).Consist of 1Ground + 2 only.

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

3.55.67 area reserved for car 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 INSURE all workmen involved in the construction work against any accident

/ untoward incidents arising during the time of construction. 7. 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. 8. 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.

9. The applicant shall plant at least two trees in the premises.

10.Permission shall be obtained from forest department for cutting trees before the commencement of the work. 11.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. 12.If any owner / builder contravenes the provisions of Building 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. 13. 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).

14. The building shall be constructed under the supervision of a registered structural engineer. 15.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained. 16. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the

competent authority. 17. Drinking water supplied by BWSSB should not be used for the construction activity of the building. 18. 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).

19.If 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.

20.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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. 21.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 (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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. 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".

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f 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. 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.

Authonity. DDivi
Inward_No:
BBMP/Ad.Com
Application Typ
Proposal Type:
Nature of Sanc
Location: Ring-
Building Line S
Zone: East
Ward: Ward-07
Planning Distric
AREA DETAIL
AREA OF PL
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Sr No.	
1	BE

		COLC	OR INDEX				SCALE :	1:100
		PLOT	BOUNDARY TING ROAD					
		ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained)						
AREA STA	EXISTING (To be demolished) VERSION NO.: 1.0.10							
AREA STATEMENT (BBMP) VERSION DATE: 01/11/2018 PROJECT DETAIL:								
Authority: Inward_No			Plot Use: F					
BBMP/Ad.	<u>. Com./EST/0387/19-</u> n Type: General	20		se: Plotted Resi d Zone: Residential				
Proposal T	Type: Building Permi	ssion	Plot/Sub P	lot No.: 93/1	, ,			
	Sanction: New			(As per Khata Ex Street of the prope	tract): 93/1 erty: MOSQUE RO	AD, FRAZER TO	WN	
Location: F	ne Specified as per	7 R [.] NA	BANGALO		· · · · · · · · · · · · · · · · · · ·	,		
Zone: Eas	t	2.13.1473						
Ward: War Planning D	rd-078 District: 204-Benson	Town						
AREA DE	TAILS:						SQ.MT.	
	F PLOT (Minimum) EA OF PLOT		(A) (A-Deduction	ons)			159.52 159.52	
	AGE CHECK	0.0000			I			
	Permissible Cov Proposed Cover	rage Area (5	59.1 %)				119.64 94.28	
	Achieved Net co Balance coverage	overage are	a (59.1 %)				94.28	
FAR CH	ECK	-	X /				25.36	
	Permissible F.A		oning regulation 201 g I and II (for amalga	· ·			279.16	
	Allowable TDR	Area (60% o	of Perm.FAR)				0.00	
	Premium FAR fo Total Perm. FAR		n Impact Zone (-)				0.00 279.16	
	Residential FAR	8 (83.40%)					184.96 25.12	
	Commercial FA	, ,						
	Achieved Net F	AR Area (1	.39)				221.78 221.78	
BUILT U	Balance FAR Ar P AREA CHECK	ea (0.36)					57.38	
	Proposed BuiltU Achieved BuiltU	•					305.89 305.89	
Approval	Date : 09/20/20)19 4:45:(07 PM					
ayment l	Details)19 4:45:(Receipt	Amount (INR)	Payment Mode	Transaction	Payment Date	Rema
ayment l Sr No.	Details Challan Number		Receipt Number	. ,	Payment Mode Online	Number	06/18/2019	Rema
ayment l	Details		Receipt Number MP/6082/CH/19-20	Amount (INR) 225 Head Scrutiny Fee	Payment Mode Online			Rema -
ayment l Sr No.	Details Challan Number BBMP/6082/CH/1 No. 1 1	9-20 BBI	Receipt Number MP/6082/CH/19-20 S	225 Head Scrutiny Fee OLDER' OLDER'	Online Online	Number 8606494727 Amount (INR) 225	06/18/2019 4:28:17 PM	Rema

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date: 20/09/2019 vide subject to Ip number: ______BBMP/Ad.Com./EST/0387/19-20____ terms and conditions laid down along with this building plan approval.

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

Name : ATIF MOHAMED H B Designation : Assistant Director Town Planning (ADTP) (ADTP) Organization : BRUHAT BANGALORE MAHANAGARA PALIKE . Date : 14-Oct-2019 16: 09:13

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST

BHRUHAT BENGALURU MAHANAGARA PALIKE

Note :

1.Registration of

TERRACE FLOOR PLAN

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Manjunatha R BCC/B.L-3.6/E-431

mol. Seil

PROJECT TITLE : PROPOSED COMMERCIAL & RESIDENTIAL BUILDING @ SITE 93/ 1, MOSQUE ROAD, FRAZER TOWN, BANGALORE, WARD NO. 78, P.I.D. NO. 91-83-93/ 1.

DRAWING TITLE :	190494742-03-09-2019 04-56-15\$_\$1 REV
SHEET NO : 1	ONLINE REV BABA JAN MOHAMMED ISMAIL