

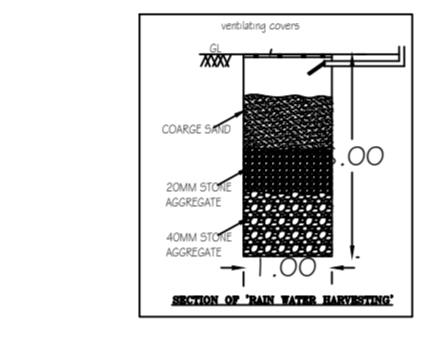
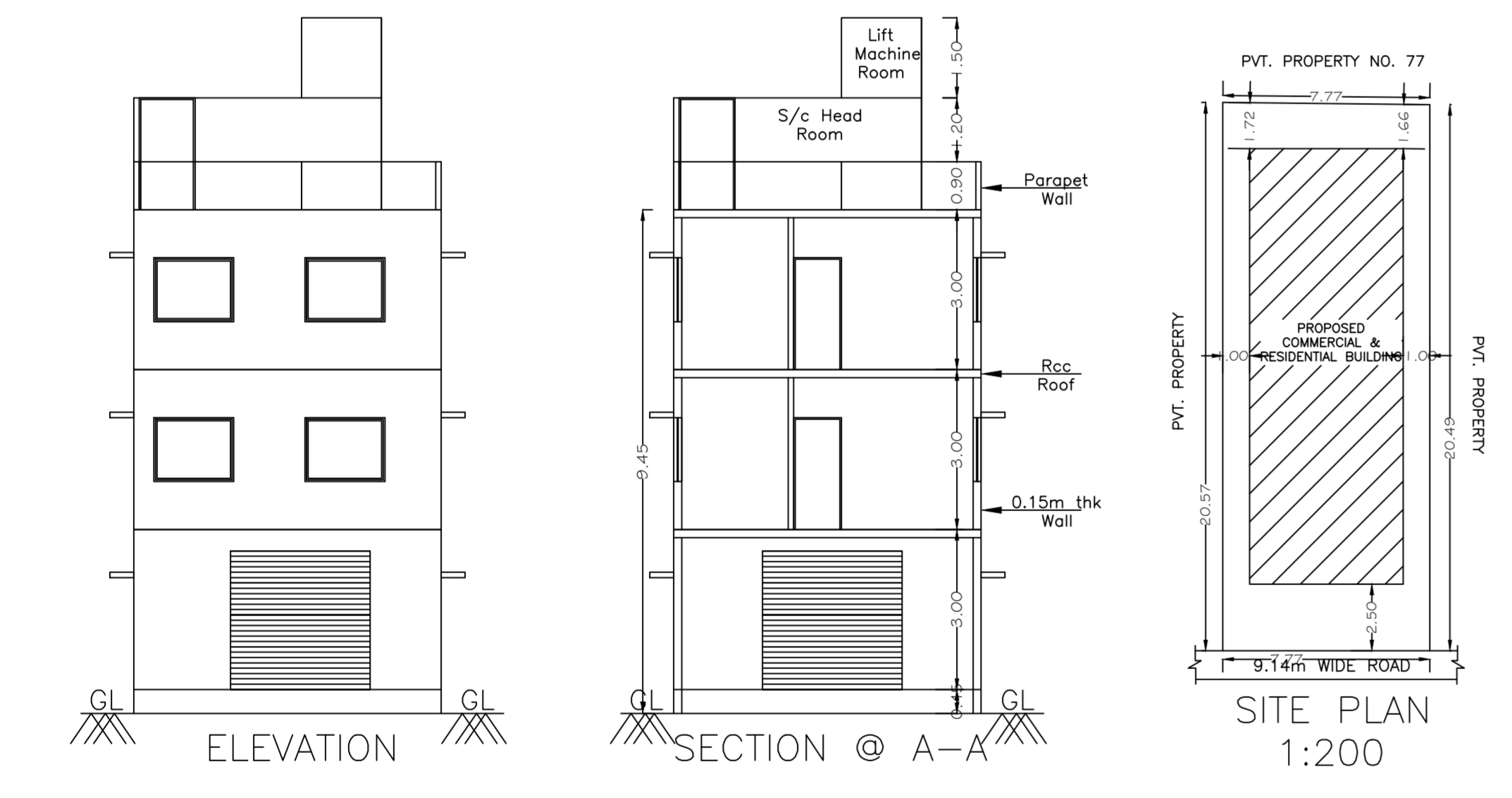
Approved Condition :

This Plan Sanction is issued subject to the following conditions :

- Sanction is accorded for the Residential Building at 93/1, MOSQUE ROAD, FRAZER TOWN BANGALORE, Bangalore.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 55.67 area reserved for car parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
- 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.
- 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.
- The applicant shall plant at least two trees in the premises.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- 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.
- 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.
- 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).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- 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 3(2)(g).
- 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.
- 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.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

COLOR INDEX	
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.10
PROJECT DETAIL	VERSION DATE: 01/11/2018
Authority: BBMP	Plot Use: Residential
Inward No: BBMP/Ad.Com./EST/0387/19-20	Plot SubUse: Plotted Resi development
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 93/1
Nature of Sanction: New	Khata No. (As per Khata Extract): 93/1
Location: Ring-II	Locality / Street of the property: MOSQUE ROAD, FRAZER TOWN BANGALORE.
Building Line Specified as per Z.R. NA	
Zone: East	
Ward: Ward-078	
Planning District: 204-Benson Town	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT	(A-Deductions)
COVERAGES CHECK	
Permissible Coverage area (75.00 %)	119.64
Proposed Coverage Area (59.1 %)	94.28
Achieved Net coverage area (59.1 %)	94.28
Balance coverage area left (15.9 %)	25.36
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	279.16
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 (1.75)	279.16
Residential FAR (83.40%)	184.96
Commercial FAR (11.32%)	25.12
Proposed FAR Area	221.78
Achieved Net FAR Area (1.39)	221.78
Balance FAR Area (0.36)	57.38
BUILT UP AREA CHECK	
Proposed BuiltUp Area	305.89
Achieved BuiltUp Area	305.89

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosasaagihoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :



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. HL.	R

Required Parking (Table 7a)

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

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	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 (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Lift	Lift Machine	Parking	Resi.	Commercial			
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

Block :A (ABCD)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	
		StairCase	Lift	Lift Machine	Parking					
Terrace Floor	23.04	21.24	0.00	1.80	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	92.48	00	
First Floor	94.28	0.00	1.80	0.00	0.00	92.48	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
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	NAME	LENGTH	HEIGHT	NOS
A (ABCD)	D2	0.75	2.10	02
A (ABCD)	D1	0.75	2.10	02
A (ABCD)	D1	0.90	2.10	04
A (ABCD)	MD	1.20	2.10	01
A (ABCD)	MD	1.50	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (ABCD)	W	1.00	1.80	01
A (ABCD)	V	1.20	1.20	02
A (ABCD)	W	2.00	1.80	23

UnitBUA Table for Block :A (ABCD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF1	SHOP	25.12	25.12	1	1
FIRST FLOOR PLAN	SPLIT FF	FLAT	184.96	184.96	5	1
SECOND FLOOR PLAN	SPLIT FF	FLAT	0.00	0.00	5	0
Total:	-	-	210.08	210.08	11	2

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date: 20/09/2019 vide lp number: BBMP/Ad.Com./EST/0387/19-20 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 : ATIF MOHAMED H B
Designation : Assistant Director Town Planning (ADTP)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 14-Oct-2019 16: 09:13

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST)
BRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
BABA JAN @ MOHAMMED ISMAIL 93/1,
MOSQUE ROAD, FRAZER TOWN , BANGALORE.

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

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
ONLINE REV.BABA
SHEET NO : 1 JAN MOHAMMED ISMAIL