

SECTION A-A

# 6.00M ------ 1.00M -----

VENTILATING COVERS

G

## Block :A (RESIDENTIAL)

**ELEVATION** 

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (A	Deductions (Area in Sq.mt.)		Total FAR Area	Tnmt (No.)
	Alea (Sq.IIII.)	StairCase	Parking	Resi.	(Sq.mt.)	
Second Floor	47.21	12.77	0.00	34.44	34.44	01
First Floor	61.26	12.77	0.00	48.49	48.49	01
Ground Floor	61.26	12.77	0.00	48.49	48.49	01
Stilt Floor	61.26	10.33	50.93	0.00	0.00	00
Total:	230.99	48.64	50.93	131.42	131.42	03
Total Number of Same Blocks	1					
Total:	230.99	48.64	50.93	131.42	131.42	03

# SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D1	0.75	2.10	03
A (RESIDENTIAL)	D	0.90	2.10	09
A (RESIDENTIAL)	ED	1.10	2.10	02

## SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.10	0.70	01
A (RESIDENTIAL)	V	1.20	0.70	02
A (RESIDENTIAL)	W	1.80	1.20	24

#### UnitBUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF	FLAT	56.39	56.39	5	1
FIRST FLOOR PLAN	SPLIT FF	FLAT	48.49	48.49	5	1
SECOND FLOOR PLAN	SPLIT SF	FLAT	48.49	48.49	3	1
Total:	-	-	155.87	155.87	13	3

Block USE/SUBL	ISE Details		
Block Name	Block Use	Block SubUse	Block S
A (RESIDENTIAL)	Residential	Plotted Resi development	Bldg upto 1

Required Parking(Table 7a)								
Block	Туре	SubUse	Area	Ur	its			
Name	туре	Subose	(Sq.mt.)	Reqd.	Prop.			
A (RESIDENTIAL)	Residential	Plotted Resi development	50 - 225	1	-			
	Total :		-	-	-			

## Parking Check (Table 7b)

s.b.m wall 6"thk

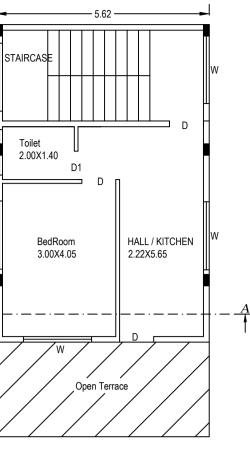
R.C.C Roof Slab 6"thk

FOUNDATION IN DETAIL

Vehicle Type	R				
	No. Area (Sq.mt.)		No.		
Car	2	27.50	2		
Total Car	2	27.50	2		
TwoWheeler	-	13.75	0		
Other Parking	-	-			
Total	41.25				

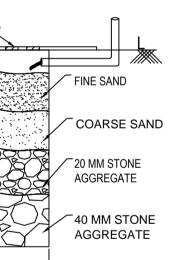
## FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Parking	Resi.		
A (RESIDENTIAL)	1	230.99	48.64	50.93	131.42	131.42	03
Grand Total:	1	230.99	48.64	50.93	131.42	131.42	3.00



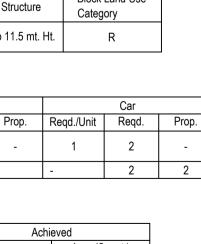
SECOND FLOOR PLAN







Block Land Use



Achi	eved				
	Area (Sq.mt.)				
	27.50				
	27.50				
	0.00				
	23.43				
50.93					

Approval Condition

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Residential Building at 24, Austin Town, Bangalore. a).Consist of 1Stilt + 1Ground + 2 only.

2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use. 3.50.93 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.Drinking water supplied by BWSSB should not be used for the construction activity of the building. 17. 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). 18.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. 19. 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. 20.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 :

#### 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 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.

	Color Note		SCALE :
		R INDEX	
	PLOT BO	DUNDARY	
	ABUTTI	NG ROAD	
	PROPOS	SED WORK (COVERAGE AREA)	
	EXISTIN	G (To be retained)	
	EXISTIN	G (To be demolished)	
AREA STATEMENT (BBMP)		VERSION NO.: 1.0.13	
		VERSION DATE: 26/06/2020	
PROJECT DETAIL:			
Authority: BBMP		Plot Use: Residential	
Inward_No: BBMP/Ad.Com./EST/1302/19-20		Plot SubUse: Plotted Resi development	
Application Type: Suvarna Parva	ingi	Land Use Zone: Residential (Main)	
Proposal Type: Building Permiss	ion	Plot/Sub Plot No.: 24	
Nature of Sanction: NEW		PID No. (As per Khata Extract): 76-131-24	
Location: RING-I		Locality / Street of the property: Austin Town	
Building Line Specified as per Z.I	R: NA		
Zone: East			
Ward: Ward-111			
Planning District: 106-Richmond	Town		
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)		(A)	103.94
NET AREA OF PLOT		(A-Deductions)	103.94
COVERAGE CHECK			
Permissible Cover	•	,	77.95
Proposed Covera	-	,	61.26
Achieved Net cover	•	,	61.26
Balance coverage	area left (16.0	06 % )	16.69
FAR CHECK			
		regulation 2015 ( 1.75 )	181.89
	•	d II ( for amalgamated plot - )	0.00
Allowable TDR Area (60% of Perm		,	0.00
Premium FAR for		act Zone ( - )	0.00
Total Perm. FAR area (1.75)			181.89
Residential FAR (100.00%)			131.42
Proposed FAR Area			131.42
Achieved Net FAR Area (1.26)			131.42
Balance FAR Area	a ( 0.49 )		50.47
BUILT UP AREA CHECK	A === =	I	
Proposed BuiltUp			230.99
Achieved BuiltUp	Area		230.99

Approval Date : 12/31/2019 2:04:00 PM

Payment Details

	01 11				<b>-</b> <i>i</i> :		
Sr No.	Challan	Receipt	Amount (INR)	Payment Mode	Transaction	Payment Date	Remark
01.110.	Number	Number			Number	.,	i tomant
1	BBMP/29876/CH/19-20	BBMP/29876/CH/19-20	1353	Online	9448557599	12/04/2019	
	BBIVIF/29070/CH/19-20	BBINF/29070/CH/19-20	1555	Online	9440007099	10:33:16 AM	-
	No.		Amount (INR)	Remark			
	1	Scrutiny Fee			1353	-	

	OWNER / GPA HOLDER SIGNATURE
	OWNER'S ADDRESS WIT NUMBER & CONTACT N MOHAMMED RAZA S NO.24, D & RICHMOND TOWN
	S.M
	ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNA Raghavendra T V #11, first floor,k Dasarahalli BCC/BL-3.6/E-4437/2
Note: Earlier plan sanction vide L.P No   dated: is deemed cancelled.   The modified plans are approved in accordance with the acceptance for   approval by the Assistant director of town planning ( EAST ) on date:   31 (12 (2010 Vide ln number :	
31/12/2019 Vide lp number : <u>BBMP/AD.COM./EST/1302/19-20</u> subject to terms and conditions laid down along with this modified building plan approval.	PROJECT TITLE : PLAN SHOWING THE PROPOSE PROPERTY NO.24, 'D' & 'F' BLOC
Name : CHANDAN KUMAR ASWATHAIAH Designation : Assistant Director Town Planning (ADTP) Organization : BRUHAT BANGALORE MAHANAGARA PALIKE Date : 24-Jul-2020 16: 27:28	RICHMOND TOWN WARD, BANG PID NO : 76-131-24
ASSISTANT DIRECTOR OF TOWN PLANNING (EAST )	DRAWING TITLE : 619
BHRUHAT BENGALURU MAHANAGARA PALIKE	SHEET NO : 1

W S E	
SCALE :	1:100

R'S TH ID NUMBER : & F BLOCK, AUSTIN TOWN, ATURE kaveri layout, H.A.Fsim post, 2019-20\_ ED RESIDENTIAL BUILDING AT CK, AUSTIN TOWN, GALORE. WARD NO 111, 9776648-04-07-2020 -16-06\$\_\$MOHAMED RAZA REV2