

Block	:A1 (	COMMERCIAL	AND	HOSTEL	BUILDING)	)

Floor	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Propose (Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area	Carpet Area other than
Name	Area (Sq.mt.)	StairCase	Parking	Resi.	Commercial	Stair	(Sq.mt.)	Tenement
Terrace Floor	18.35	18.35	0.00	0.00	0.00	0.00	0.00	0.00
Second Floor	59.81	0.00	0.00	59.81	0.00	0.00	59.81	59.81
First Floor	59.81	0.00	0.00	59.81	0.00	0.00	59.81	59.81
Ground Floor	59.81	0.00	0.00	0.00	59.81	0.00	59.81	0.00
Stilt Floor	59.81	0.00	50.81	0.00	0.00	9.00	9.00	0.00
Total:	257.59	18.35	50.81	119.62	59.81	9.00	188.43	119.62
Total Number of Same Blocks :	1							
Total:	257.59	18.35	50.81	119.62	59.81	9.00	188.43	120

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
	D2	0.75	2.10	04
A1 (COMMERCIAL AND HOSTEL BUILDING)	D	1.10	2.10	05

SCHEDULE OF JOINERY:

	NAME	LENGTH	HEIGHT	NOS
A1 (COMMERCIAL AND HOSTEL BUILDING)	W2	0.90	1.20	03
A1 (COMMERCIAL AND HOSTEL BUILDING)	W1	1.20	1.20	02
A1 (COMMERCIAL AND HOSTEL BUILDING)	W	1.80	1.20	10

UnitBUA Table for Block :A1 (COMMERCIAL AND HOSTEL BUILDING) FLOOR Name UnitBUA Type UnitBUA Area Carpet Area No. of Rooms No. of Tenement

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A1 (COMMERCIAL AND HOSTEL BUILDING)	Commercial	Small Shop	Bldg upto 11.5 mt. Ht.	R

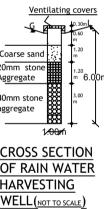
FAR &Tenement Details

Block	No. of Same Bldg		Sq.mt.) (Sq.mt		Propose (Sq.mt.)	ed FAR Area	Add Area In FAR (Sq.mt.)	In Total FAR Area (Sq.mt.)	Carpet Area other than
		(34.111.)	StairCase	Parking	Resi.	Commercial	Stair	(34.111.)	Tenement
A1 (COMMERCIAL AND HOSTEL BUILDING)	1	257.59	18.35	50.81	119.62	59.81	9.00	188.43	119.62
Grand Total:	1	257.59	18.35	50.81	119.62	59.81	9.00	188.43	119.62

EXISTING (To be retained)
EVICTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11
AREA STATEMENT (BBMF)	VERSION DATE: 01/11/2018
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Commercial
Inward_No: BBMP/Ad.Com./EST/1389/19-20	Plot SubUse: Small Shop
Application Type: General	Land Use Zone: Commercial (Central)
Proposal Type: Building Permission	Plot/Sub Plot No.: NO - 8 (OLD NO-2)
Nature of Sanction: New	PID No. (As per Khata Extract): 79-78-8
Location: Ring-I	Locality / Street of the property: LAL MASJID 'A' STF SHIVAJINAGAR,BANGALORE.
Building Line Specified as per Z.R: NA	
Zone: East	
Ward: Ward-092	
Planning District: 105-Shivajinagar	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT	(A-Deductions)
COVERAGE CHECK	
Permissible Coverage area (75.0	0 %)
Proposed Coverage Area (55.94	
Achieved Net coverage area (55	
Balance coverage area left (19.0	7%)
FAR CHECK	
Permissible F.A.R. as per zoning	
Additional F.A.R within Ring I and	, <b>2</b> . ,
Allowable TDR Area (60% of Per	
Premium FAR for Plot within Impa	act Zone ( - )
Total Perm. FAR area (2.50)	
Residential FAR (63.48%)	
Commercial FAR (31.74%)	
Proposed FAR Area	
Achieved Net FAR Area (1.76)	
Balance FAR Area (0.74)	
BUILT UP AREA CHECK	
Proposed BuiltUp Area	
Achieved BuiltUp Area	

Sr No.	Challan	Receipt	Amount (INR)	Payment Mode	Tr
31 NO.	Number	Number		1 ayment mode	N
1	BBMP/36332/CH/19-20	BBMP/36332/CH/19-20	2499	Online	96
	No.		Head		Am
	1	Scrutiny Fee			



COL( PLOT	BOUNDA	ARY				ļ			
	TING RO	AD ORK (COVERAG	E AREA)						
EXIS	TING (To	be retained) be demolished)	,					SCALE :	N 1:100
AREA STA	TEMENT	(BBMP)		VERSION N	O.: 1.0.11 ATE: 01/11/2018				
PROJECT I Authority: B	BMP			Plot Use: Co	mmercial				
Inward_No: BBMP/Ad.C Application	Com./EST/	/1389/19-20 neral		Plot SubUse:	: Small Shop one: Commercial	(Central)			
	/pe: Buildi	ing Permission		Plot/Sub Plot	t No.: NO - 8 (OL per Khata Extrac	D NO-2)			
Location: R	tion: Ring-I Locality / SHIVAJ				eet of the propert GAR,BANGALOF	y: Lal Masjid '. Re.	N' STREET ,		
Building Lin Zone: East Ward: Ward		ed as per Z.R: NA							
	strict: 105	-Shivajinagar						SQ.MT.	
AREA OF	PLOT (N			(A) (A-Deduction	ns)			106.93 106.93	
COVERA	Permis	sible Coverage a		,				80.20	
	Achiev	sed Coverage Are ved Net coverage ce coverage area	area ( 55.9	4%)				59.81 59.81	
FAR CHE	CK	ssible F.A.R. as p		,	(2.50)			20.39	
	Additic	onal F.A.R within ble TDR Area (60	Ring I and I	I ( for amalgam	. ,			0.00	
	Total F	um FAR for Plot w Perm. FAR area (	2.50)	t Zone ( - )				0.00 267.33	
	Comm	ential FAR (63.489 ercial FAR (31.74	,					119.62 59.81	
	Achiev	sed FAR Area /ed Net FAR Area :e FAR Area ( 0.7	. ,					188.43 188.43 78.90	
BUILT UP	AREA C	,	• 1			I		257.59	
	· ·	ved BuiltUp Area						257.59	
pproval [	Date : 0	2/24/2020 11	:55:02 AI	M					
ayment D	Details								
Sr No.		Challan Number		eceipt umber	Amount (INR)	Payment Mod	Transaction	Payment Date	Remark
1		6332/CH/19-20	BBMP/363	332/CH/19-20	2499	Online	9683371401	01/16/2020 2:51:50 PM Remark	-
	BBMP/3	No. 1		Coarse : 20mm s Ag <u>gr</u> ega	Ventilating covers		Amount (INR) 2499	-	
	BBMP/3			Coarse : 20mm st Aggregat 40mm st aggregat CROS OF R HAR\	Ventilating covers	m	, ,	-	
	BBMP/3			Coarse : 20mm st Aggregat 40mm st aggregat CROS OF R HAR\	Ventilating covers Crutiny Fee Ventilating covers Sand tone te SS SECTION AIN WATER VESTING	m	, ,	-	
	BBMP/3	1	2 / (	Coarse : 20mm st Aggrega 40mm st aggrega <u>CROS</u> OF R HARV WELI	Ventilating covers Crutiny Fee Ventilating covers Sand tone te SS SECTION AIN WATER VESTING		, ,	-	
	BBMP/3	1 OWNER SIGNA OWNER NUMBE 1 CHABU - 8 (OLD SHIVAJI	2 / ( TURE 2 & ( TURE 2 & A 2 R & 1 ABDU NO-2), NAGAF AL MA	Coarse : 20mm st 20mm st 20mm st aggregat 40mm st aggregat CROS OF R HARV WELI GPA H ODRES CONT IL IBRAH LAL MAS R ,BANG, SJID 'A' S	Ventilating covers Grutiny Fee Ventilating covers Sand Content isone Content	S I ID UMBER EN TAJ N REET ,	2499 : O		
bject to	by vide	1 OWNER SIGNA OWNER NUMBE 1 CHABU - 8 (OLD SHIVAJI NO-2), L , SHIVAJ NO-2), L , SHIVAJ	R ( TURE C / ( TURE C / ( TURE C / ( TURE C / ( C / ( TURE C / ( C / ( TURE C / ( C / ( TURE C / ( C / ( TURE C / ( NO-2), NAGAF AL MA INAGA INAGA INAGA INAGA INAGA INAGA C / ( C /	SID A H DDRES CONT GPA H DDRES CONT LIBRAH LAL MAS R,BANG SJID 'A' S R,BANG SJID 'A' S CONT UL IBRAH LAL MAS R,BANG SJID 'A' S SHA 03,6 GAPURA	Ventilating covers Security Fee Ventilating covers Security Fee Security Fee Secu	S I ID UMBER EN TAJ N REET, O - 8 (OLD TURE S, 5TH MA ALOF	2499 : O	/(07-08 Рогозона) Соба от соба от Соба от соба от Соба от соба от Соба от соба от Соба от соба от соба Соба от соба от соб Соба от соба от соб Соба от соба о	
bject to	by vide	1 OWNER SIGNA OWNER NUMBE 1 CHABU - 8 (OLD SHIVAJI NO-2), L , SHIVAJ NO-2), L , SHIVAJ MEHBOO VENKAT E-3150/2 PROJEC PLAN SH AT SITE	R VIS NAGAF AL MA INAGAF AL MA INAGAF AL MA INAGA TECT, R VIS DB BAS TARAN 2007-08	S Coarse : 20mm s Aggrega 40mm st aggrega 40mm st aggrega 40mm st aggrega 40mm st aggrega CROS OF R HARV WELI CROS OF R HARV WELI CON T IL IBRAH LAL MAS CON T IL IBRAH LAL MAS CON T IL IBRAH LAL MAS R, BANG SJID 'A' S SHA 03,6 GAPURA S COLD NO	Ventilating covers Securitiny Fee Ventilating covers Sand Sand Table Sand Table Sand Table Securion Secur	S I ID UMBER EN TAJ N REET , O - 8 (OLE S, 5TH MA ALOF Reg. No.3 721.0	2499 2499 IN, IN, IN, Classes Cla	у/07-08 Рогал, Рогал, ЗЗ STEL BUIL	•
pproval bject to oval.	by vide	1 OWNER SIGNA OWNER NUMBE 1 CHABU - 8 (OLD SHIVAJI NO-2), L , SHIVAJ NO-2), L , SHIVAJ MEHBOO VENKAT E-3150/2 PROJEC PLAN SH AT SITE	2007-08 T TITL OWINC NO- 8 ( 0 -92,E	S Coarse : 20mm s Aggregat 40mm st aggregat 40mm st aggregat 40mm st aggregat 40mm st aggregat CROS OF R HARV WELL CONT IL IBRAH LAL MAS CONT IL IBRAH LAL MAS CONT IL IBRAH LAL MAS R, BANG SJID 'A' S SHA 03,6' GAPURA SHA 03,6' GAPURA SHA 03,6' GAPURA SHA 03,6' GAPURA SHA 03,6' COLD NO SHA 03,6' COLD NO SANGALO	Ventilating covers Sand Covers Section Section Section Section Colder Section Colder Section	S I ID UMBER EN TAJ N REET , O - 8 (OLE S, 5TH MA ALOF Reg. No.3 721.0	2499 2499 IN, : O : O : Clal/HOS STREET,SF -8 -01-2020 HABU	у/07-08 Рогал, Рогал, ЗЗ STEL BUIL	•

# Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1. Sanction is accorded for the Commercial Building at NO - 8 (OLD NO-2) , LAL MASJID 'A' STREET , SHIVAJINAGAR, BANGALORE., Bangalore. a).Consist of 1Stilt + 1Ground + 2 only.

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

3.50.81 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 :

### 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.

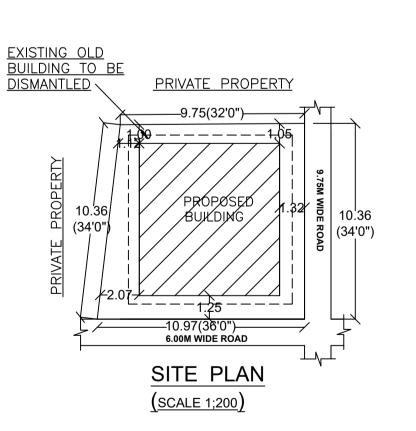
At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

### 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.

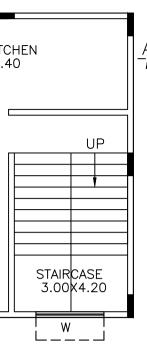
## **TERRACE FLOOR PLAN**



The plans are approved in accordance with the acceptance for a the Joint Commissioner (EAST ) on date: 24/02/2020 In number: DDUD /ALO --- /FCT /1700 /10 00 ~

ip number:BBMP/Ad.Com./FST/1389/19-20Subject to	
terms and conditions laid down along with this building plan approval.	1
Validity of this approval is two years from the date of issue.	
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ASSISTANT DIRECTOR OF TOWN PLANNING (EAS BHRUHAT BENGALURU MAHANAGARA PAL



## FIRST FLOOR PLAN

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TOILET

ΠP

D2

STAIRCASE 3.00X4.20

W

DN

STAIRCASE 3.00X4.20

1.50X2.40-́₁-́