

ಅಂತರ್ಜಾಲ ತಂತ್ರಾಂಶ ಮುಖಾಂತರ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ನೀಡಿದೆ.
ಸಾಮಾನ್ಯ ಪರವಾನಿಗೆ

NOTE:

- 1) Plan Sanction is for GROUND-FIRST/SECOND/THIRD AND TERRACE FLOORS Only
- 2) This sanction will not regularise any unauthorised / illegal / existing constructions (if any) made previously in the premises.
- 3) PARTIAL GROUND FLOOR is reserved for Car Parking Only & Shall not Convert for any other purpose
- 4) Development charge towards increasing the capacity of water supply, sanitary and power mains has to be paid to BWSSB & BESCOM if any.
- 5) Necessary ducts shall be provided for running telephone cable. Cables should be provided at ground level for postal service. Space for dumping garbage shall be provided in the premises.
- 6) The applicant shall construct temporary toilets for the construction workers & the same should be demolished after the construction.
- 7) The applicant shall insure all workers of the construction work, against any accident/untoward incidents, arising during the time of the construction.
- 8) The applicant shall not stock any building materials on the footpath or on the roads.
- 9) The applicant/builder is prohibited from selling the setback area, open spaces and the common facility areas, which shall be kept free from encroachments and shall be accessible to all the tenants and occupants.
- 10) The applicant shall plant atleast two trees in the premises.
- 11) The permission should be obtained from forest department for cutting trees.
- 12) The applicant shall provide at least one toilet in the Ground Floor for the use of the Visitors/Servants/Drivers and Security men. The Occupancy Certificate will be considered after ensuring the same in the building.
- 13) Laying of foundation concrete and columns should commence only after obtaining 'COMMENCEMENT CERTIFICATE' from the Bruhat Bangalore Mahanagara Palike after inspection from the competent authority.
- 14) Sanction is Subject to Condition that a Separate place should be Provided by the Owner's / Builders/Developers for storage of Garbage and the same should be Disposed off by the Owner / Builder/ Developers.
- 15) The Registered Architect/ Engineers / Supervisor and the Owner should strictly adhere to the Sanctioned Number of vehicle parking. If violated, the sanctioned plan automatically stands cancelled/deemed to be withdrawn. 16) The Building should not be occupied without obtaining OCCUPANCY CERTIFICATE from the competent authority.
- 17) FOUNDATION SHOULD BE DESIGNED TO TAKE UP THE ENTIRE LOAD OF THE PROPOSED BUILDING.

- 18) ಈ ಸ್ಥಳದ ಮಾಲೀಕರು ಬಗ್ಗೆ ಸರ್ಕಾರದಿಂದ ಬಂದ ಬರಹವನ್ನು ನಿರೀಕ್ಷಿಸಿ ಅದರಲ್ಲಿನ ವಿವರಗಳನ್ನು ಅಧಿಕಾರಿಗಳಿಗೆ ಸಲ್ಲಿಸಿ ಅನುಮೋದನೆ ಪಡೆಯುವುದು.
- 19) ಸ್ಥಳದ ಮಾಲೀಕರು ತಮ್ಮ ಕಟ್ಟಡಕ್ಕೆ ಪಡೆಯಬೇಕಾದ ನೀರಿನ ಸಂಪರ್ಕ / ಬಳಸಿಕೊಳ್ಳುವುದು / ಮಳೆನೀರಿನ ಸಂಗ್ರಹಣೆ / ಕೆಲಸಗಾರರನ್ನು ಕಟ್ಟಡದಲ್ಲಿ ಇರಿಸುವುದು ಅನುಮೋದನೆ ಪಡೆಯುವುದು. ತಮ್ಮದ್ದಲ್ಲದ ಕೆಲಸಗಾರರನ್ನು 1976ರ ಪ್ರಕಾರ ಕ್ರಮ ಕೈಗೊಳ್ಳುವುದು.
- 20) ಸ್ಥಳದ ಮಾಲೀಕರು ತಮ್ಮ ನಿವೇಶನದಿಂದ/ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರಿನನ್ನು ಸಂಗ್ರಹಿಸಿ ಅದನ್ನು ಬಳಸುವುದು, ನಿವೇಶನದ ಮುಂಭಾಗದ ಚರಂಡಿಗೆ ಮೇಲ್ಭಾಗದಲ್ಲಿ ಕಟ್ಟಡದ ಗೋಟೆಗೆ ಅಳವಡಿಸಿ ಕಟ್ಟಡದಲ್ಲಿ ಇರಿಸುವುದು, ಚರಂಡಿಗೆ ಮೇಲಿರುವ ಅನುಮೋದನೆ ಪಡೆಯುವುದು. ತಮ್ಮದ್ದಲ್ಲದ ಕೆಲಸಗಾರರನ್ನು 1976ರ ಪ್ರಕಾರ ಕ್ರಮ ಕೈಗೊಳ್ಳುವುದು.
- 21) ಉದ್ದೇಶಿತ ಯೋಜನೆಯಲ್ಲಿ ಕಾರ್ಮಿಕರನ್ನು ನಿಯೋಜಿಸುವ ಕಾರ್ಮಿಕರನ್ನು ಕಾರ್ಮಿಕ ಇಲಾಖೆಯ ಕಾರ್ಮಿಕ ಅಧಿಕಾರಿಗಳ ಕಛೇರಿಯಲ್ಲಿ ಕಡ್ಡಾಯವಾಗಿ ನೋಂದಾಯಿಸುವುದು.
- 22) The Building & Other Construction Workers (Regulation of Employment & Conditions of Service) Central Rules 1998 ರ ಧರ್ಮ - 3 ರ ಅಡಿಯಲ್ಲಿ ಮತ್ತು ಸುರಕ್ಷತೆಯ ಅನ್ವಯ 7 ರಿಂದ 25 ರವರೆಗೆ ಕೂಡುವ ನಿಯಮಗಳನ್ನು ಪಾಲಿಸುವುದು. ಕಾರ್ಮಿಕ ಕಲ್ಯಾಣ ಕಾನೂನಿನ ಅಡಿಯಲ್ಲಿ ಬಗ್ಗುಪಡಿಸಬೇಕಾದ ಸುರಕ್ಷತೆಯ ಕ್ರಮಗಳನ್ನು ತಮ್ಮದೇ ಆಳವಡಿಸುವುದು. ತಮ್ಮದ್ದಲ್ಲದ ಕಾನೂನು ರೀತ್ಯಾ ಪಡೆದವರನ್ನು ತಕ್ಷಣವೇ ಬಿಡುಬಿಡು ಮಾಡುವುದು.
- 23) ಸ್ಥಳದ ಮಾಲೀಕರು ತಮ್ಮ ನಿವೇಶನದಿಂದ / ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರಿನನ್ನು ಸಂಗ್ರಹಿಸಿ ಅದನ್ನು ಬಳಸುವುದು, ನಿವೇಶನದ ಮುಂಭಾಗದ ಚರಂಡಿಗೆ ಮೇಲ್ಭಾಗದಲ್ಲಿ ಕಟ್ಟಡದ ಗೋಟೆಗೆ ಅಳವಡಿಸಿ ಕಟ್ಟಡದಲ್ಲಿ ಇರಿಸುವುದು, ಚರಂಡಿಗೆ ಮೇಲಿರುವ ಅನುಮೋದನೆ ಪಡೆಯುವುದು. ತಮ್ಮದ್ದಲ್ಲದ ಕೆಲಸಗಾರರನ್ನು 1976ರ ಪ್ರಕಾರ ಕ್ರಮ ಕೈಗೊಳ್ಳುವುದು.
- 24) THE OWNER / BUILDER SHOULD ENSURE THE REQUIRED SAFETY MEASURES WHILE EXCAVATION FOR BASEMENT/FOUNDATION AND CONSTRUCTING THE BASEMENT/ FOUNDATION/TILT/ AND UPPER FLOORS WITH REGARD TO THE STABILITY OF THE STRUCTURE. SAFETY OF THE NEIGHBOURS AND CONSTRUCTION LABOURERS, OWNER/BUILDER WILL BE HELD RESPONSIBLE FOR ANY LAPSES IN THIS REGARD.

Office of the Additional / Joint Commissioner (South)
(Bruhat Bangalore Mahanagara Palike)

LP No: **Ad.com/SUT /0330/18-19**
Valid From _____ to _____

for two years, sanctioned as per plan / as corrected in green.

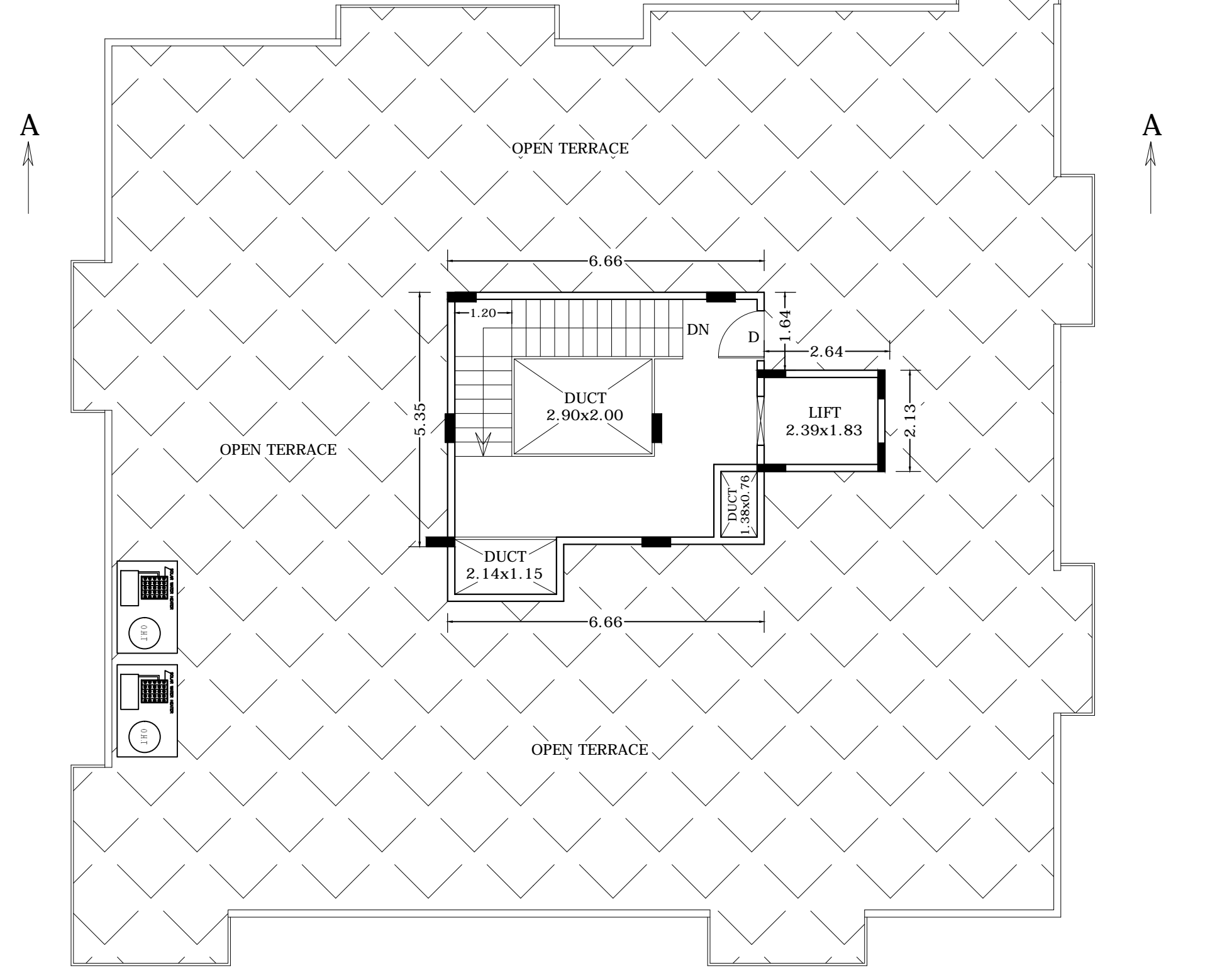
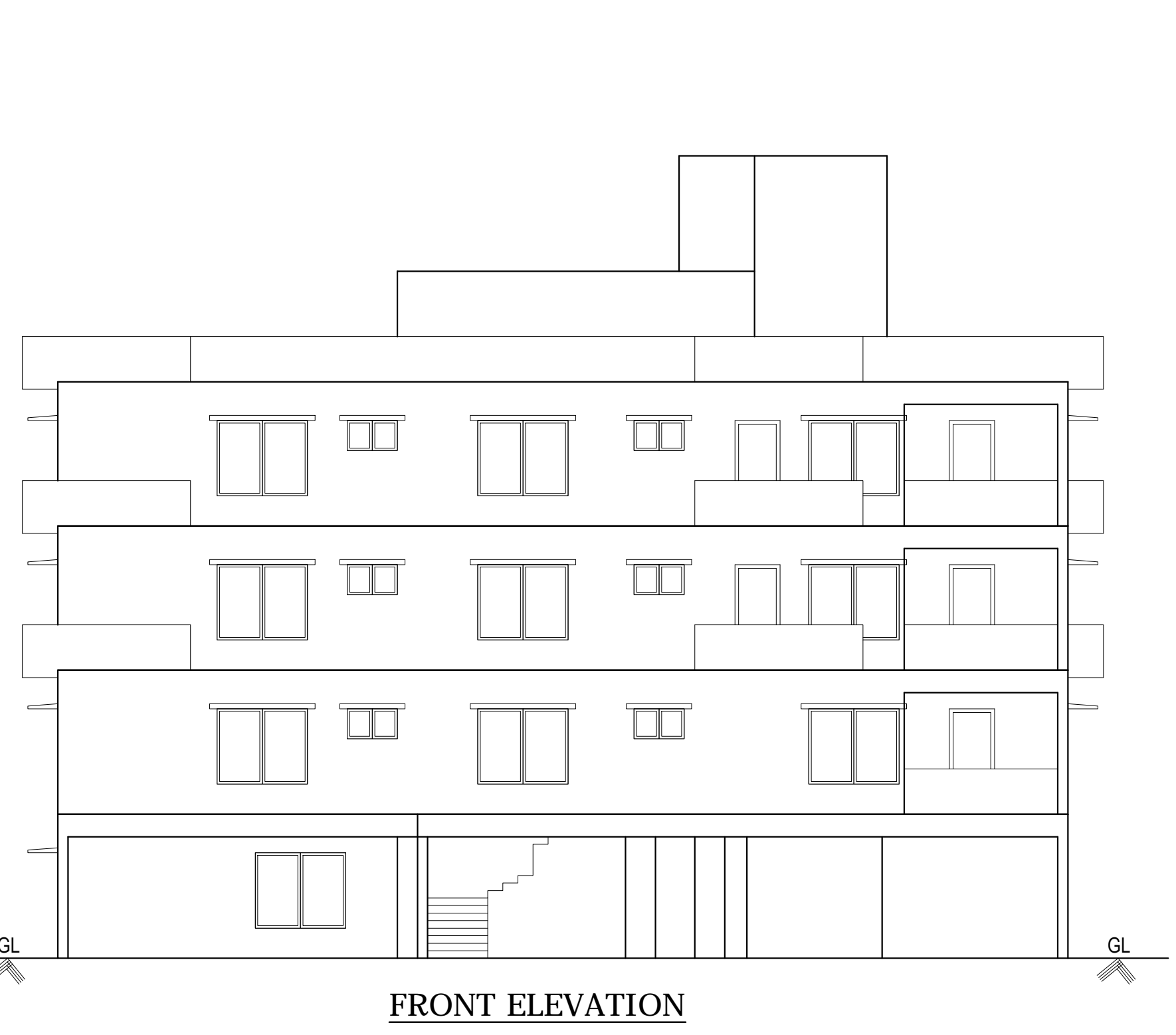
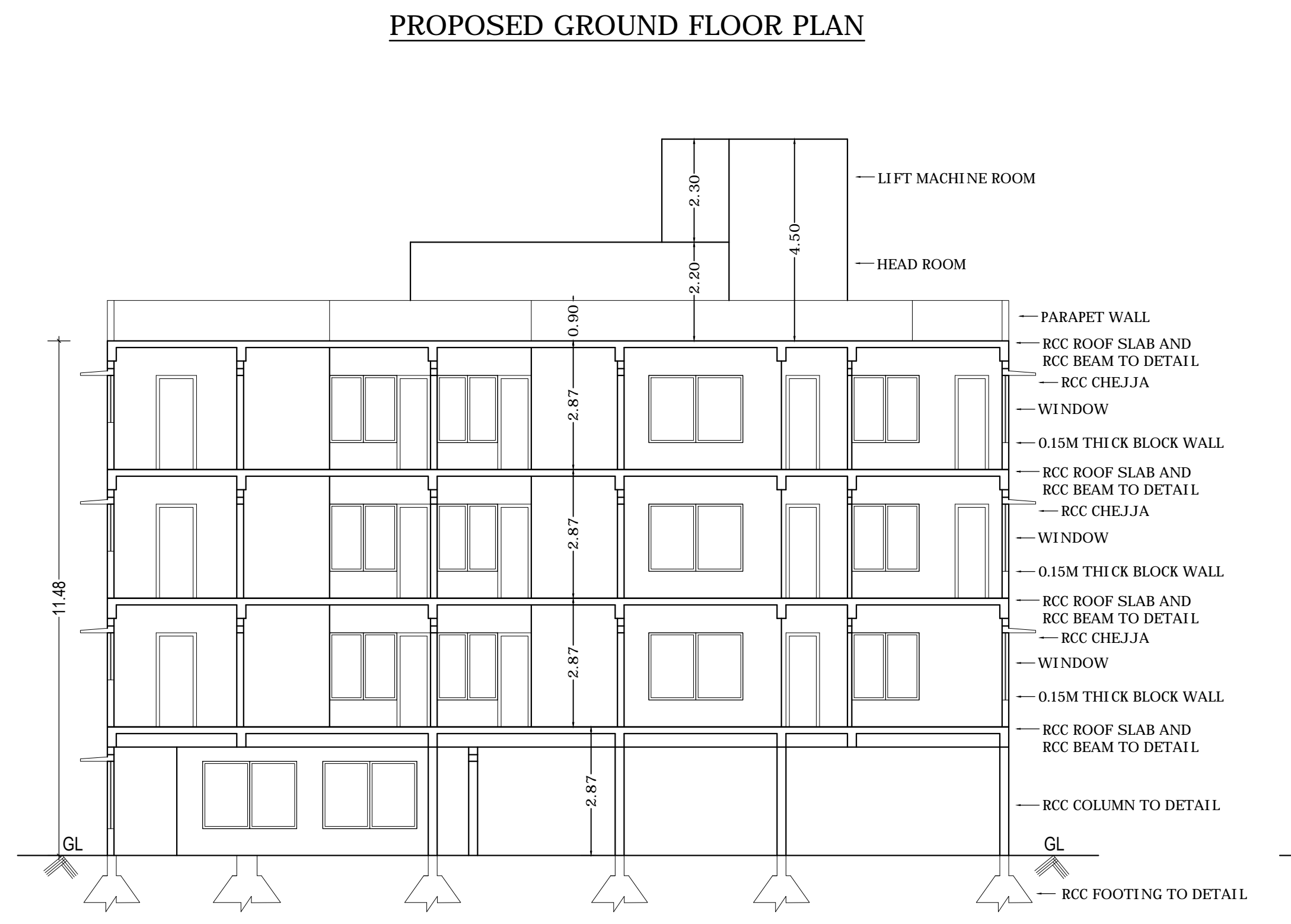
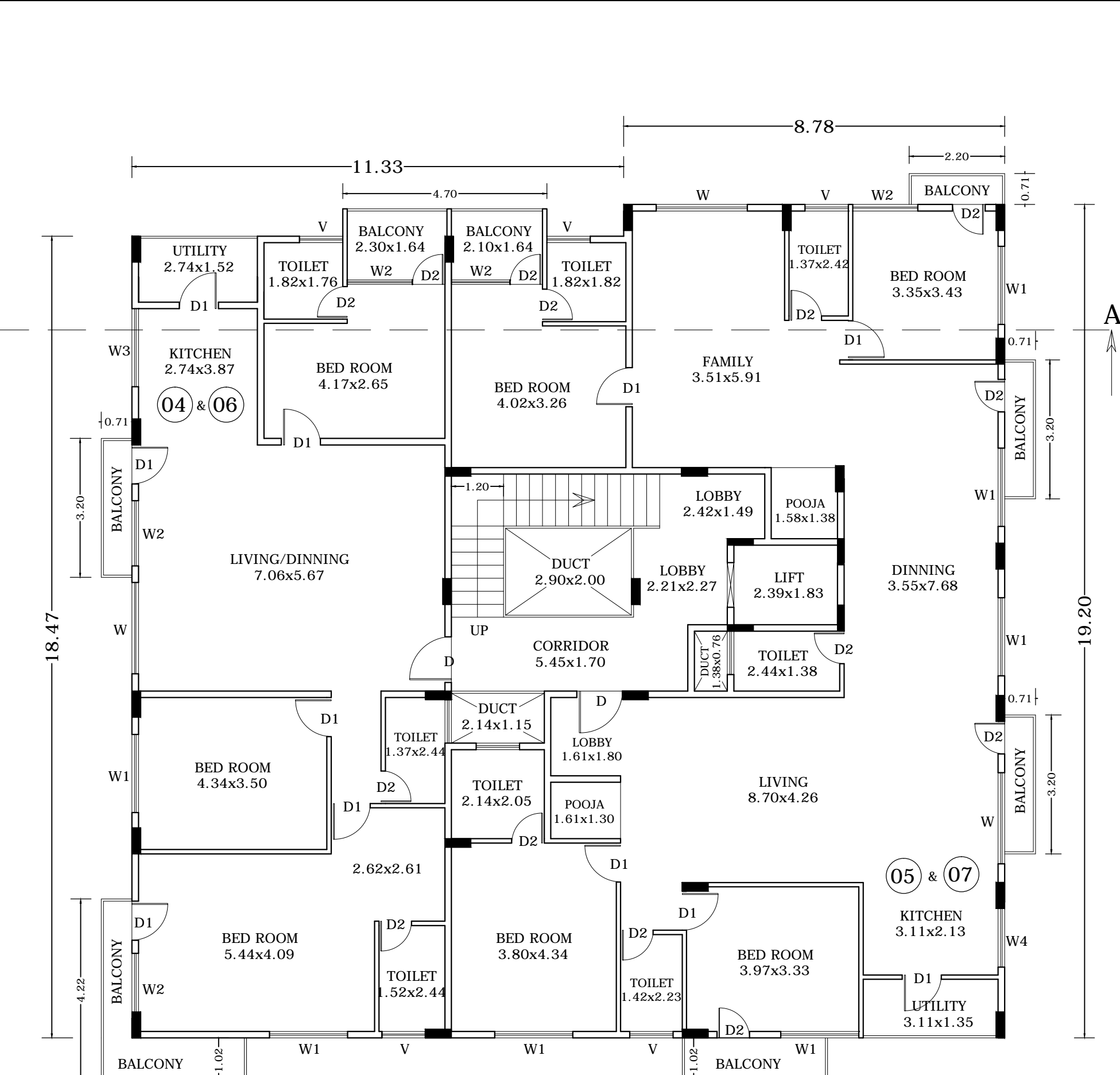
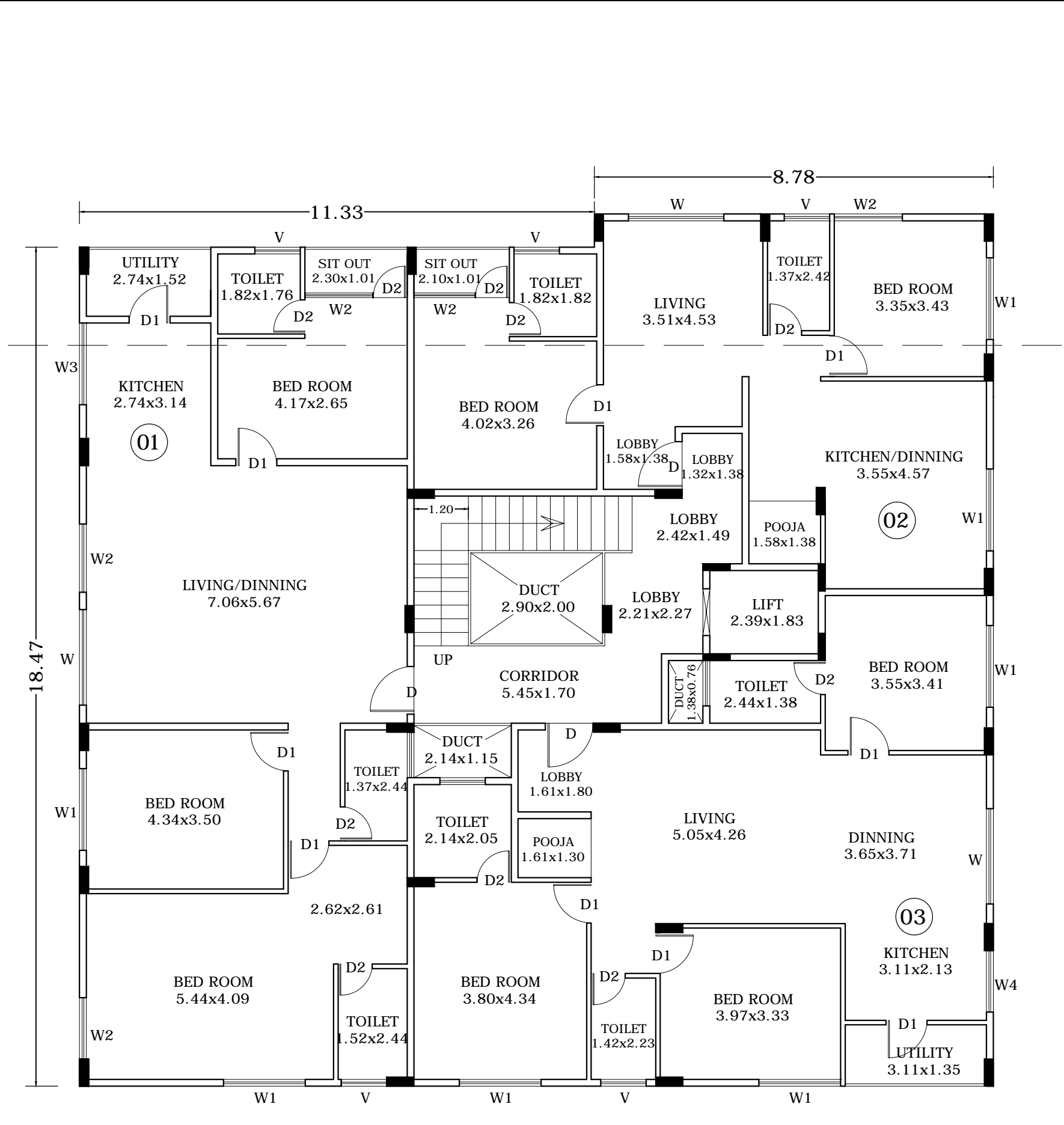
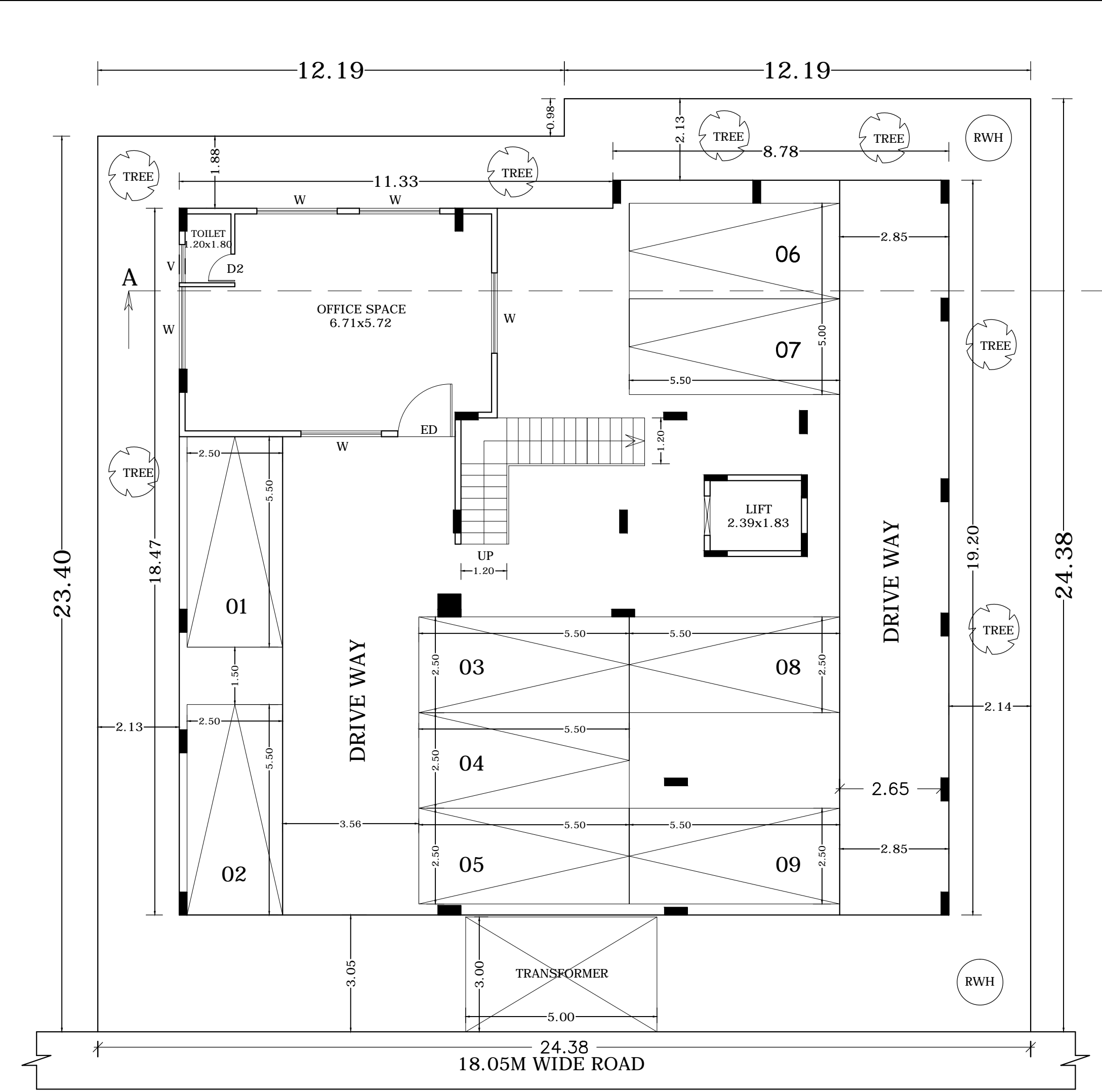
AREA STATEMENT (BBMP)	VERSION NO: 1.08
PROJECT DETAIL:	VERSION DATE: 18/08/2018
Authority: BBMP	PLOT USE: Residential
Invst. No: BBMP/Com/SUT/0330/18-19	PLOT SUB USE: MultiDwelling Unit and Commercial (20%)
Application Type: General	Land Use Zone: Residential (Main)
Proposed Type: Building Permission	PLOT SUB USE: 43/4 (OLD NO. 1014/GH)
Planning District: 210 (Jayanagar Map)	PROPSA No: As per Propsa Extract: SR-42-43/4
Nature of Sanction: New	Location / Street of the property: 38TH A CROSS ROAD, 4TH BLOCK, JAYANAGAR, BANGALORE
Location: Ring II	North - PROPERTY BEARING NO. 987 AND CIVIC AMENITY SITE
Building Line Specified as per Z.R.	South - 16.5M WIDE ROAD
Zone: South	West - 16.5M (OLD NO. 58)
Additional FAR within Ring II (-)	East - PROPERTY BEARING MUNICIPAL NO. 1014/F
Planning District: 210 (Jayanagar Map)	West - PROPERTY BEARING NO. 988 AND 989
AREA DETAILS:	
NET AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT (Actual)	(B)
PERMISSIBLE COVERAGE AREA (55.00 %)	378.58
PROPOSED COVERAGE AREA (44.87 %)	377.84
ACHIEVED NET COVERAGE AREA (34.89 %)	377.84
BALANCE COVERAGE AREA (0.13 %)	0.74
FAR CHECK	
F.A.R. as per zoning regulation 2015 (2.25)	1310.49
Additional FAR within Ring II (-)	0.00
PLOT WITHIN 150 Mtr radius of Metro station (-)	0.00
Allowable TDR Area (80% of Perm FAR or Yielded by TDR (whichever is less))	0.00
Total Perm. FAR area (2.25)	1310.49
Residential FAR	1142.14
Commercial FAR	49.07
Proposed FAR Area	1191.21
Achieved Net FAR Area (2.05)	1191.21
BALANCE FAR Area (1.20)	119.28
BUILT UP AREA CHECK	
Proposed Builtup Area	1591.50
Achieved Builtup Area	1591.50
COLOR INDEX	
PLOT BOUNDARY	
EXISTING STREET	
PERM. BUILDING LINE	
EXISTING (To be retained)	
EXISTING (To be demolished)	
PROPOSED	
ARCH / ENGR / SUPERVISOR (Regd)	OWNER SIGN
	M/S SHRI VINAYAKA CONSTRUCTIONS
	REPRESENTED BY ITS PARTNERS
	1) SRI. A. SRINIVASA
	2) SRI. S. SHIVARAJU
OWNER'S NAME:	OWNER'S SIGN
M/S SHRI VINAYAKA CONSTRUCTIONS	
PROJECT DESCRIPTION:-	
PLAN SHOWING PROPOSED RESIDENTIAL APARTMENT AND COMMERCIAL (ANCILLARY USE OFFICE AREA LESS THAN 50 SQ.M) BUILDING ON PROPERTY NO. 43/4 (OLD NO. 1014/GH), 38TH A CROSS ROAD, 4TH BLOCK, JAYANAGAR, BANGALORE, WARD NO. 168/OLD NO. 58; PID NO: 58-42-43/4.	
ARCHITECT:	ARCHITECT SIGN:
SATHISHA K. P.	
JOB NO.	DWG. NO.
SCALE	DRAWN BY
1:100	CHECKED BY

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (SHRI VINAYAKA CONSTRUCTIONS)	Commercial	Ancillary use Office	Bldg upto 11.5 m. ht.	R
	Residential	MultiDwelling Units		

Block Name	Type	SubUse	Area (Sq.m)	Units	Prop.	Regd./Unit	Car	Prop.
A (SHRI VINAYAKA CONSTRUCTIONS)	Residential	MultiDwelling Units	50 - 225	1	-	1	7	7
	Commercial	Visitor parking	> 0	50	49.07	1	1	1
		Office	-	-	-	-	9	9

Parking Type	Regd.	Achieved
Vehicle Type	No.	Area (Sq.m)
Car	9	123.75
Total Car	9	123.75
Other Parking	-	191.87
Total	123.75	315.62

Block	No. of Same Bldg	Total Built Up Area (Sq.m)	StarCase	Lift	Lift Machine	Prop. Parking	Resi.	Commercial	Total FAR Area (Sq.m)	Trrt (No.)	
A (SHRI VINAYAKA CONSTRUCTIONS)	1	1591.50	34.89	17.48	4.37	27.93	315.62	1142.14	49.07	1191.21	07
Grand Total:	1	1591.50	34.89	17.48	4.37	27.93	315.62	1142.14	49.07	1191.21	7.00



SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (SHRI VINAYAKA CONSTRUCTIONS)	V	1.00	0.60	25
A (SHRI VINAYAKA CONSTRUCTIONS)	W4	1.35	2.10	03
A (SHRI VINAYAKA CONSTRUCTIONS)	W2	1.50	1.80	15
A (SHRI VINAYAKA CONSTRUCTIONS)	W3	1.80	1.20	03
A (SHRI VINAYAKA CONSTRUCTIONS)	W1	1.80	1.80	19
A (SHRI VINAYAKA CONSTRUCTIONS)	W	2.10	1.80	11
A (SHRI VINAYAKA CONSTRUCTIONS)	W1	2.73	1.80	02
A (SHRI VINAYAKA CONSTRUCTIONS)	W	3.16	1.80	02
A (SHRI VINAYAKA CONSTRUCTIONS)	W	3.86	1.80	01

Block 'A' (SHRI VINAYAKA CONSTRUCTIONS)

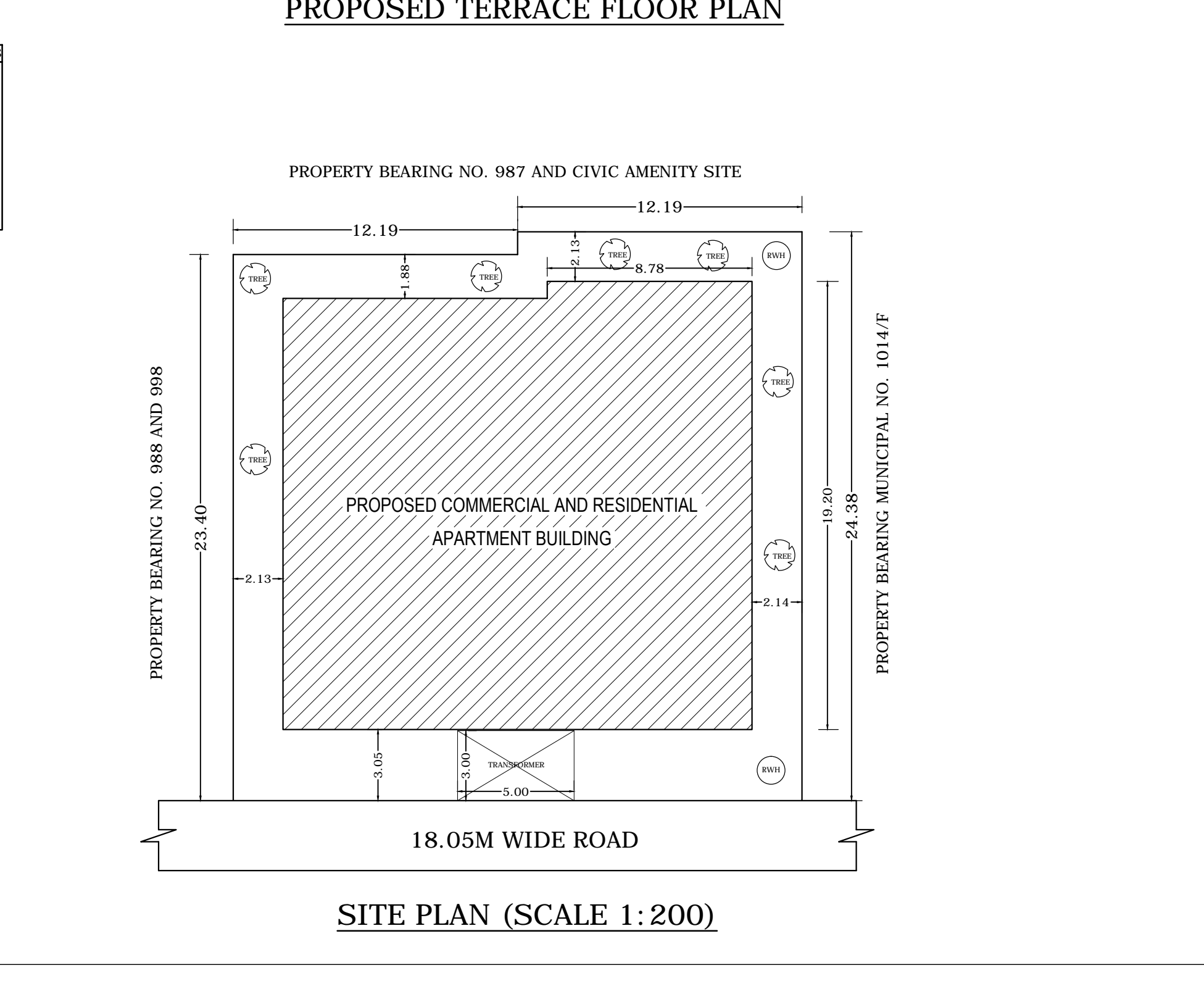
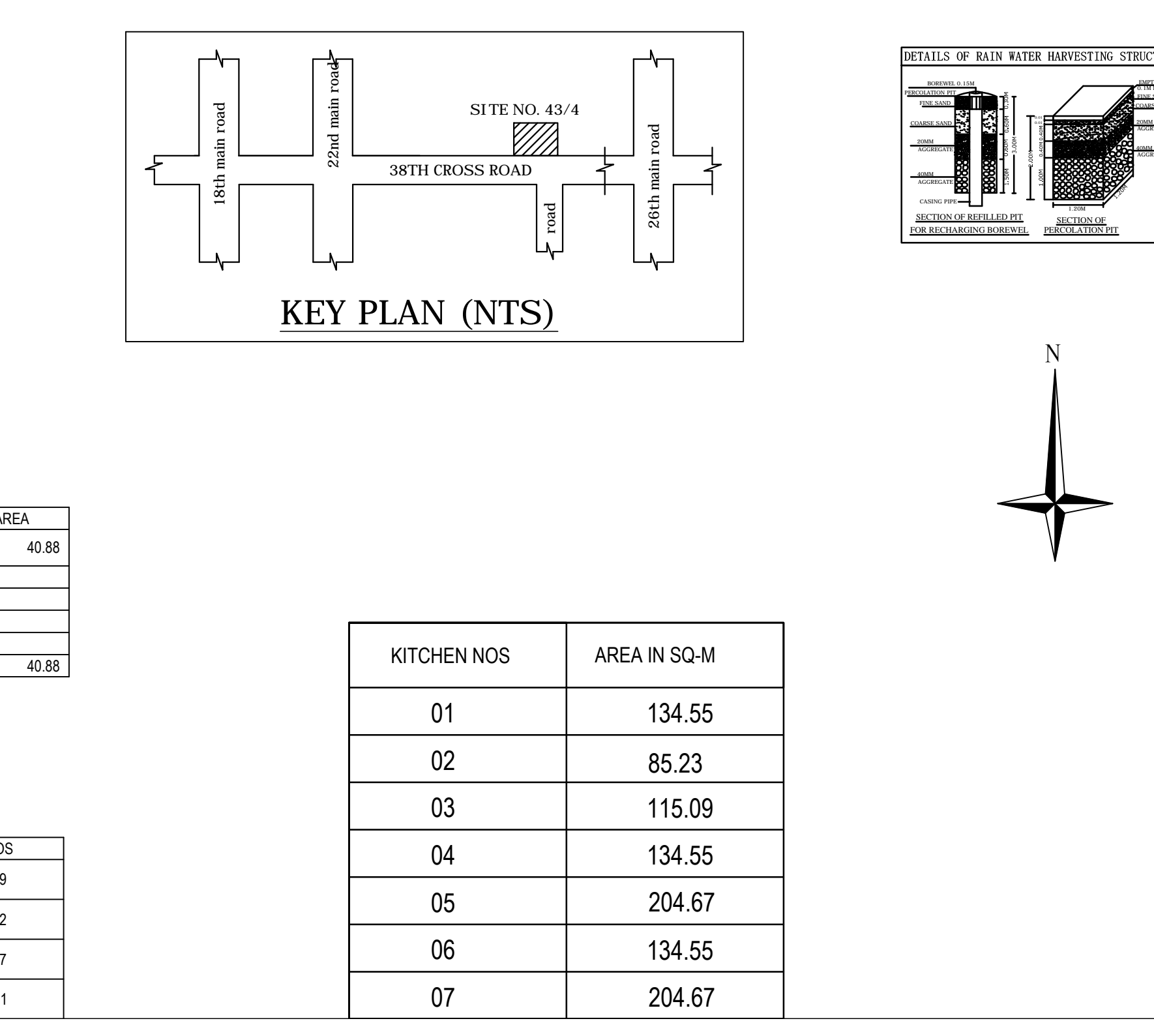
Floor Name	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Trrt (No.)
Terrace	39.26	34.89	0.00	0.00	0.00
Third Floor	398.28	0.00	4.37	0.00	384.60
Second Floor	398.28	0.00	4.37	0.00	384.60
First Floor	377.84	0.00	4.37	0.00	364.16
Ground Floor	377.84	0.00	4.37	0.00	315.62
Total:	1591.50	34.89	17.48	4.37	27.93

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL 2 nd FLOOR PLAN	0.63 X 4.70 X 1 X 2	5.92	40.88
	0.71 X 2.20 X 1 X 2	3.12	
	0.71 X 3.20 X 1 X 2	4.52	
	1.02 X 3.35 X 1 X 2	6.84	
Total	3.35 X 4.22 X 1 X 2	11.38	40.88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (SHRI VINAYAKA CONSTRUCTIONS)	D2	0.75	2.10	39
A (SHRI VINAYAKA CONSTRUCTIONS)	D1	0.90	2.10	32
A (SHRI VINAYAKA CONSTRUCTIONS)	D	1.05	2.10	07
A (SHRI VINAYAKA CONSTRUCTIONS)	ED	1.50	2.10	01



OWNER POSTAL ADDRESS:
NO. 836, 60 FEET ROAD, 2ND STAGE, BEML LAYOUT, ABOVE BATA SHOW ROOM, 3RD FLOOR, RAJAJESHWARI NAGAR, BANGALORE - 560098