

**ಅಂತರ್ಜಾಲ ತಂತ್ರಾಂಶ ಮುಖಾಂತರ
ನಕ್ಕೆ ಮಂಜೂರಾತಿ ನೀಡಿದೆ.
"ಸಾಮಾನ್ಯ ಪರವಾನಗಿ"**

NOTE:

- Plan Sanction is for STILT/GROUND/FIRST/SECOND AND TERRACE FLOORS Only
- This sanction will not regularise any unauthorised / illegal existing constructions (if any) made previously in the premises.
- STILT FLOOR is reserved for Car Parking Only & Shall not Convert for any other purpose
- Development charge towards increasing the capacity of water supply, sanitary and power mains has to be paid to BWSSB & BESCOM if any.
- Necessary ducts shall be provided for running telephone cable. Cubicles should be provided at ground level for postal service. Space for dumping garbage shall be provided in the premises.
- The applicant shall construct temporary toilets for the construction workers & the same should be demolished after the construction.
- The applicant shall insure all workers of the construction work, against any accident/ untoward incidents, arising during the time of the construction.
- The applicant shall not stock any building materials on the footpath or on the roads.
- 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.
- The applicant shall plant atleast two trees in the premises.
- The permission should be obtained from forest department for cutting trees.
- 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.
- 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.
- 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.
- 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 If violated, the sanctioned plan automatically stands cancelled/demed to be withdrawn. 16) The Building should not be occupied without obtaining OCCUPANCY CERTIFICATE from the competent authority.
- FOUNDATION SHOULD BE DESIGNED TO TAKE UP THE ENTIRE LOAD OF THE PROPOSED BUILDING.

18) ಈ ಸ್ಥಳದ ಮಾರ್ಚೆವರ ಬಗ್ಗೆ ಸರ್ಕಾರದಿಂದಾಗಲೀ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದಿಂದಾಗಲೀ, ಬೆಂಗಳೂರು ಜಲಮಂಡಳಿಯಿಂದಾಗಲೀ ಅಥವಾ ಬೇರೆ ಯಾವುದೇ ಅಧಿಕಾರದಿಂದಾಗಲೀ ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ಈ ಮಂಜೂರಾತಿ ನಕ್ಕೆಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗುವುದು.

19) ಸ್ಥಳದ ಮಾರ್ಚೆವರ ತಮ್ಮ ಕಟ್ಟಡಕ್ಕೆ ಪಡೆಯಬಹುದಾದ ನೀರಿನ ಸಂಪರ್ಕ / ಒಳಚರಂಡಿ / ವಿವಿಧ ಸಂಪರ್ಕದ ಕೊಳವೆಗಳನ್ನು / ಕೆಬಲ್‌ಗಳನ್ನು ಕಟ್ಟುವುದಾಗಿ ಚರಂಡಿಯ ತಳ ಭಾಗದಲ್ಲೇ ಕೊಂಡೊಯ್ಯುವುದು. ತಪ್ಪಿದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ ಕಾಯ್ದೆ 1976ರ ಅನ್ವಯ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.

20) ಸ್ಥಳದ ಮಾರ್ಚೆವರ ತಮ್ಮ ನಿವೇಶನದಿಂದ / ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರು ಮತ್ತು ತ್ಯಾಜ್ಯ ನೀರನ್ನು ರಸ್ತೆಗೆ ಹೋಗದಂತೆ, ನಿವೇಶನದ ಮುಂಭಾಗದ ಚರಂಡಿಗೆ ಮೇಲ್ದಾಗಿ ಕಟ್ಟಿರಬೇಕು. ಗಟ್ಟಿಗಾಗಿ ಅಳವಡಿಸಿ ಕಟ್ಟುವುದಾಗಿ ನೀರನ್ನು ಚರಂಡಿಗೆ ಹೋಗಲು ಅನುವು ಮಾಡಿಕೊಡುವುದು. ತಪ್ಪಿದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ ಕಾಯ್ದೆ 1976ರ ಪ್ರಕಾರ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.

21) ಉದ್ದೇಶಿತ ಯೋಜನೆಯಲ್ಲಿ ಕಾರ್ಮಿಕ ನಿವೇಶನದ ಕಾರ್ಮಿಕರನ್ನು ಕಾರ್ಮಿಕ ಇಲಾಖೆಯ ಕಾರ್ಮಿಕ ಅಧಿಕಾರಿಗಳ ಕಛೇರಿಯಲ್ಲಿ ಕಡ್ಡಾಯವಾಗಿ ನೋಂದಾಯಿಸತಕ್ಕದ್ದು.

22) The Building & Other Construction Workers (Regulation of Employment & Conditions of Service) Central Rules 1998 ರ ಭಾಗ - 3 ರ ಅಡಿಯಲ್ಲಿ ಮತ್ತು ಸುರಕ್ಷತೆಯ ಅಧ್ಯಾಯ 7 ರಿಂದ 25 ರಲ್ಲಿನ ಕುರಿತು ಇರುವ ನಿಯಮಗಳನ್ನು ಪಾಲಿಸತಕ್ಕದ್ದು. ಕಾರ್ಮಿಕ ಕಲ್ಯಾಣ ಇಲಾಖೆಯಿಂದ ನಿಗದಿಪಡಿಸಲಾಗಿರುವ ಸುರಕ್ಷತೆಯ ಕ್ರಮಗಳನ್ನು ತಪ್ಪದೇ ಅಳವಡಿಸುವುದು. ತಪ್ಪಿದಲ್ಲಿ ಕಾನೂನು ರೀತ್ಯಾ ಪರವಾನಗಿಯನ್ನು ತಕ್ಷಣದಿಂದ ಒಪ್ಪಿಬಿಡಲಾಗುವುದು.

23) ಸ್ಥಳದ ಮಾರ್ಚೆವರ ತಮ್ಮ ನಿವೇಶನದಿಂದ / ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರನ್ನು ಸಂರಕ್ಷಿಸಿ ಮಳೆ ನೀರಿನ ಕೊಯ್ಲು ಪದ್ಧತಿಯನ್ನು ಕಡ್ಡಾಯವಾಗಿ ಅಳವಡಿಸುವುದು ಮತ್ತು ತ್ಯಾಜ್ಯ ನೀರನ್ನು ರಸ್ತೆಗೆ ಹೋಗದಂತೆ, ನಿವೇಶನದ ಮುಂಭಾಗದ ಚರಂಡಿಗೆ ಮೇಲ್ದಾಗಿ ಕಟ್ಟಿರಬೇಕು. ಗಟ್ಟಿಗಾಗಿ ಅಳವಡಿಸಿ ಕಟ್ಟುವುದಾಗಿ ನೀರನ್ನು ಚರಂಡಿಗೆ ಹೋಗಲು ಅನುವು ಮಾಡಿಕೊಡುವುದು. ತಪ್ಪಿದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ ಕಾಯ್ದೆ 1976ರ ಪ್ರಕಾರ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.

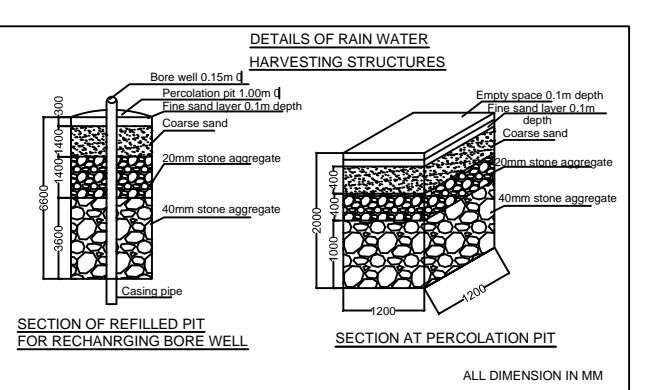
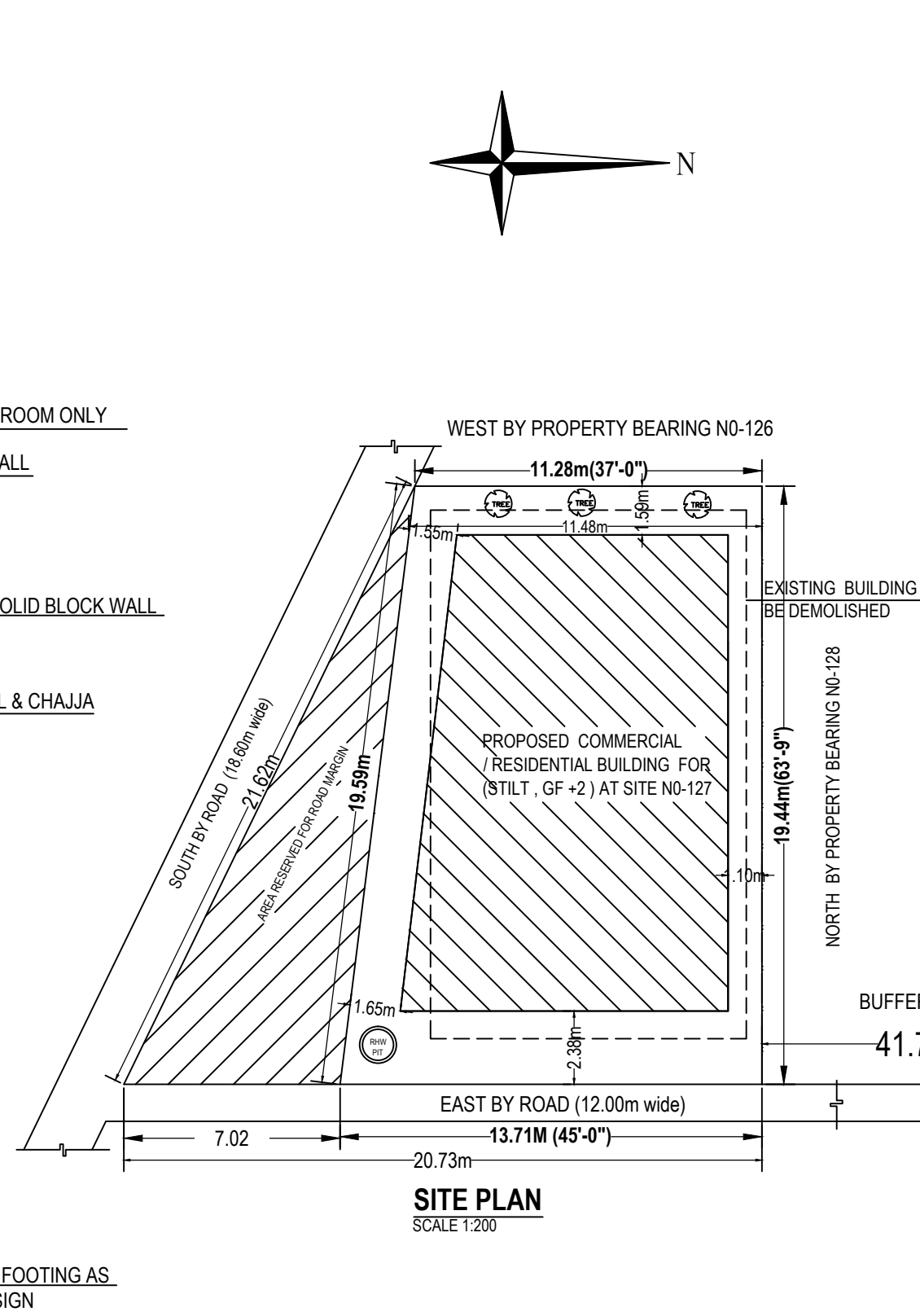
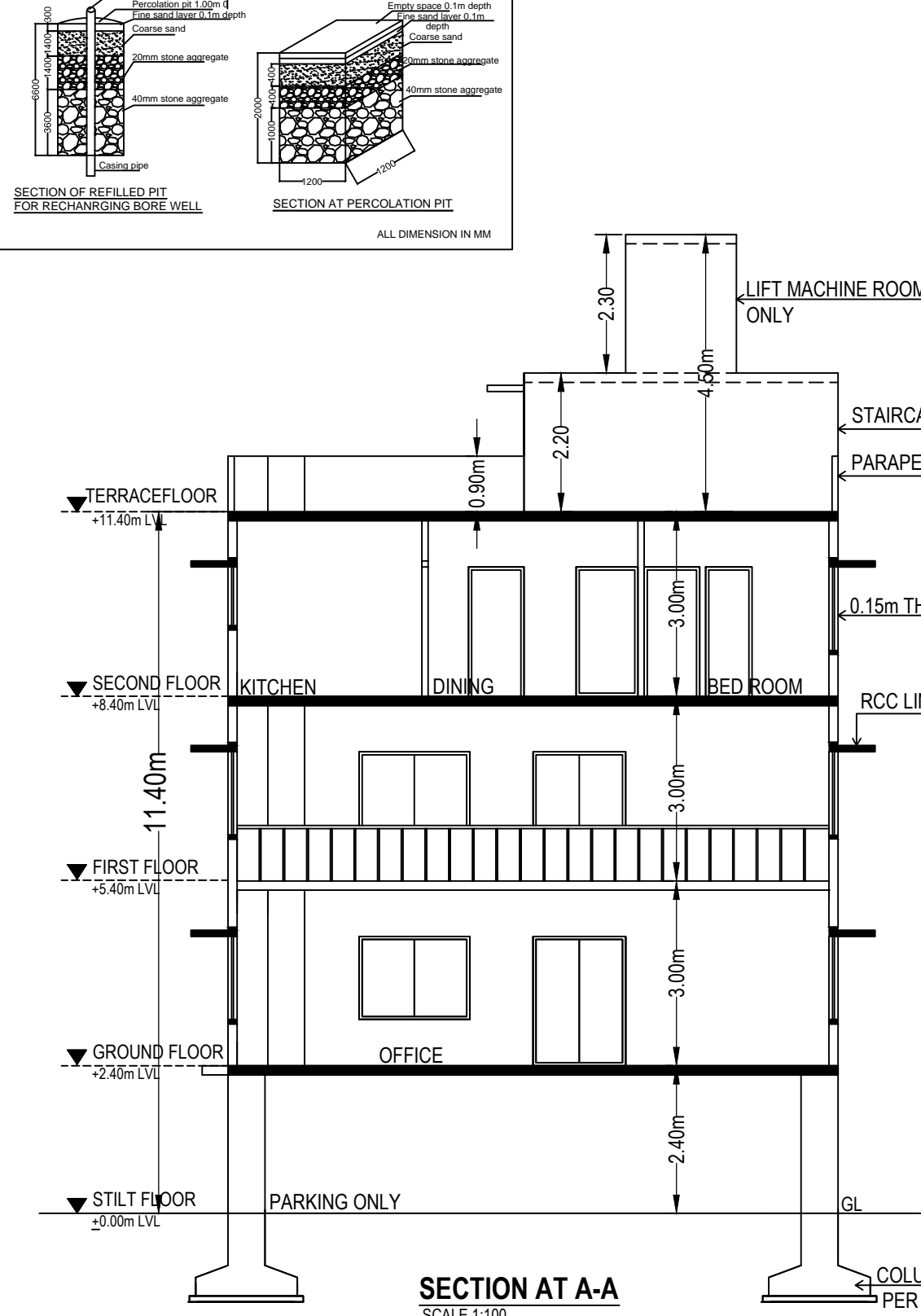
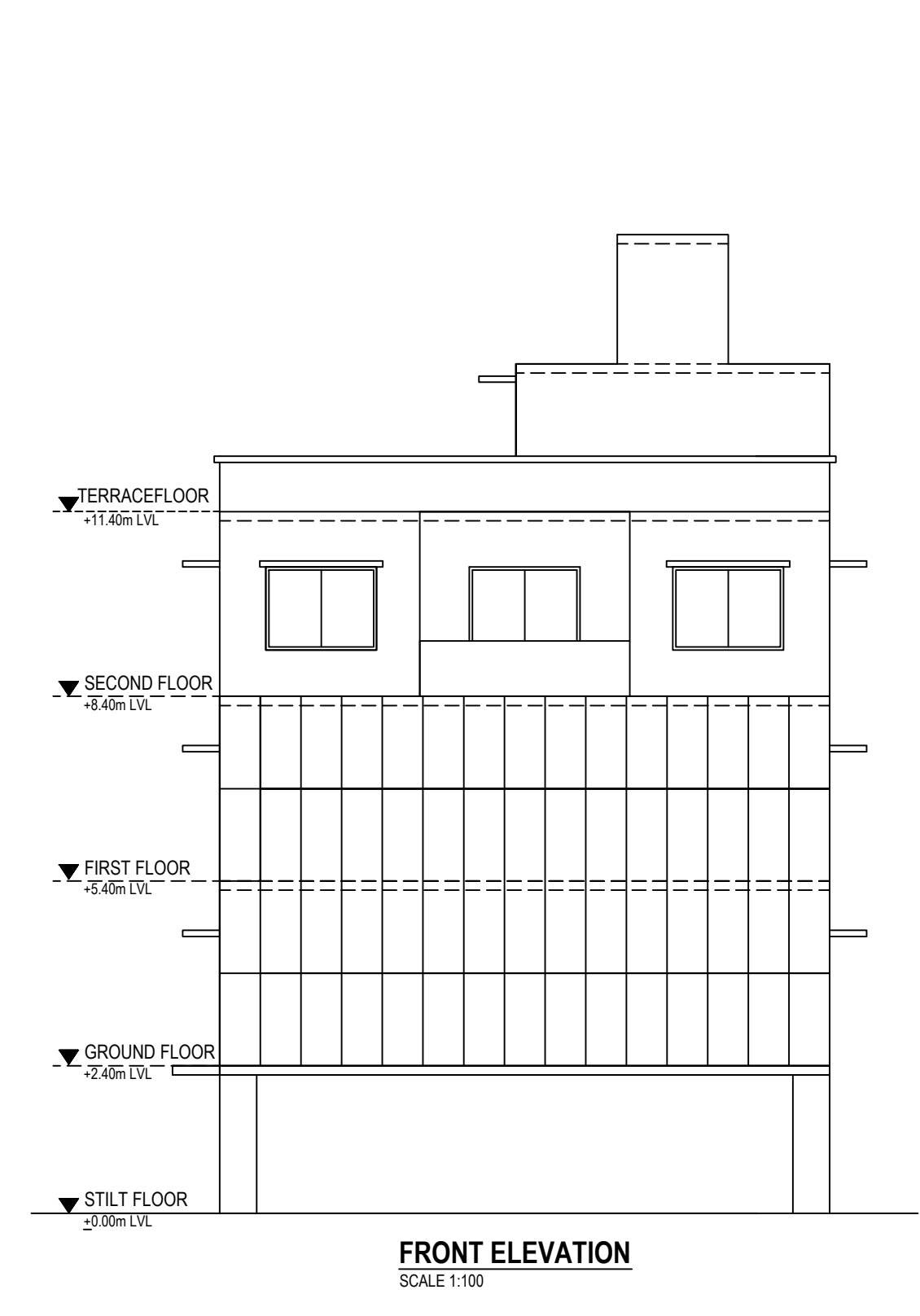
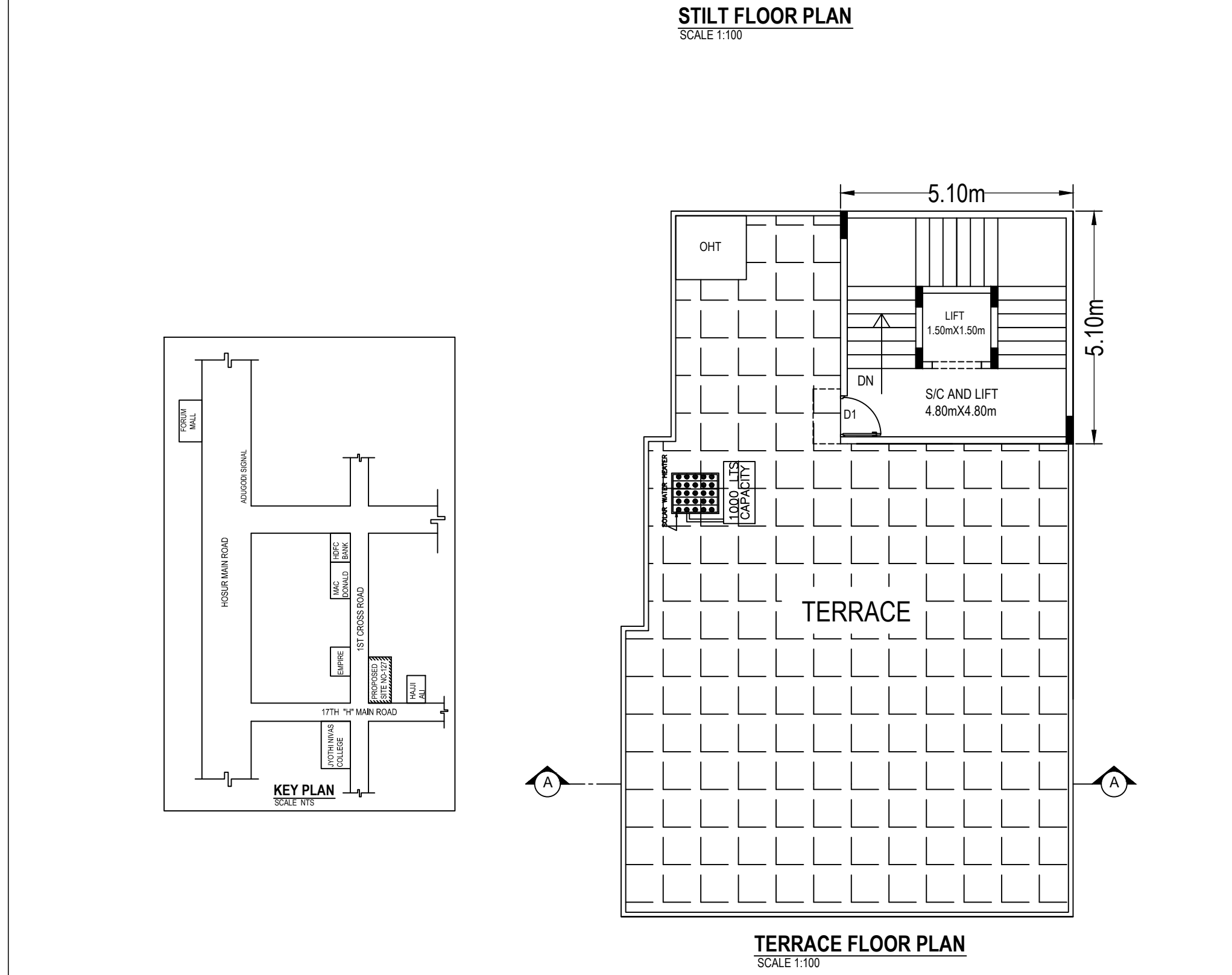
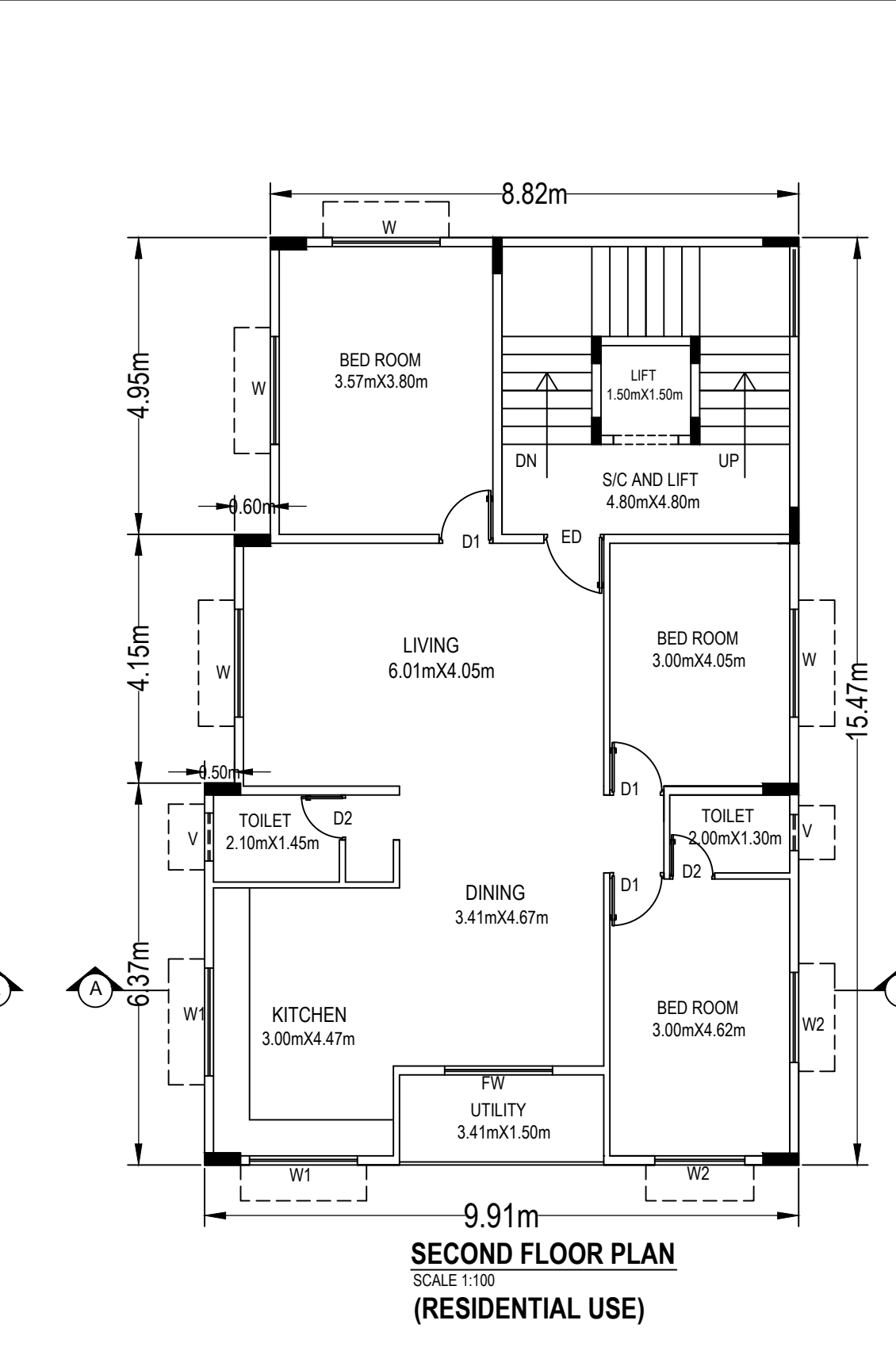
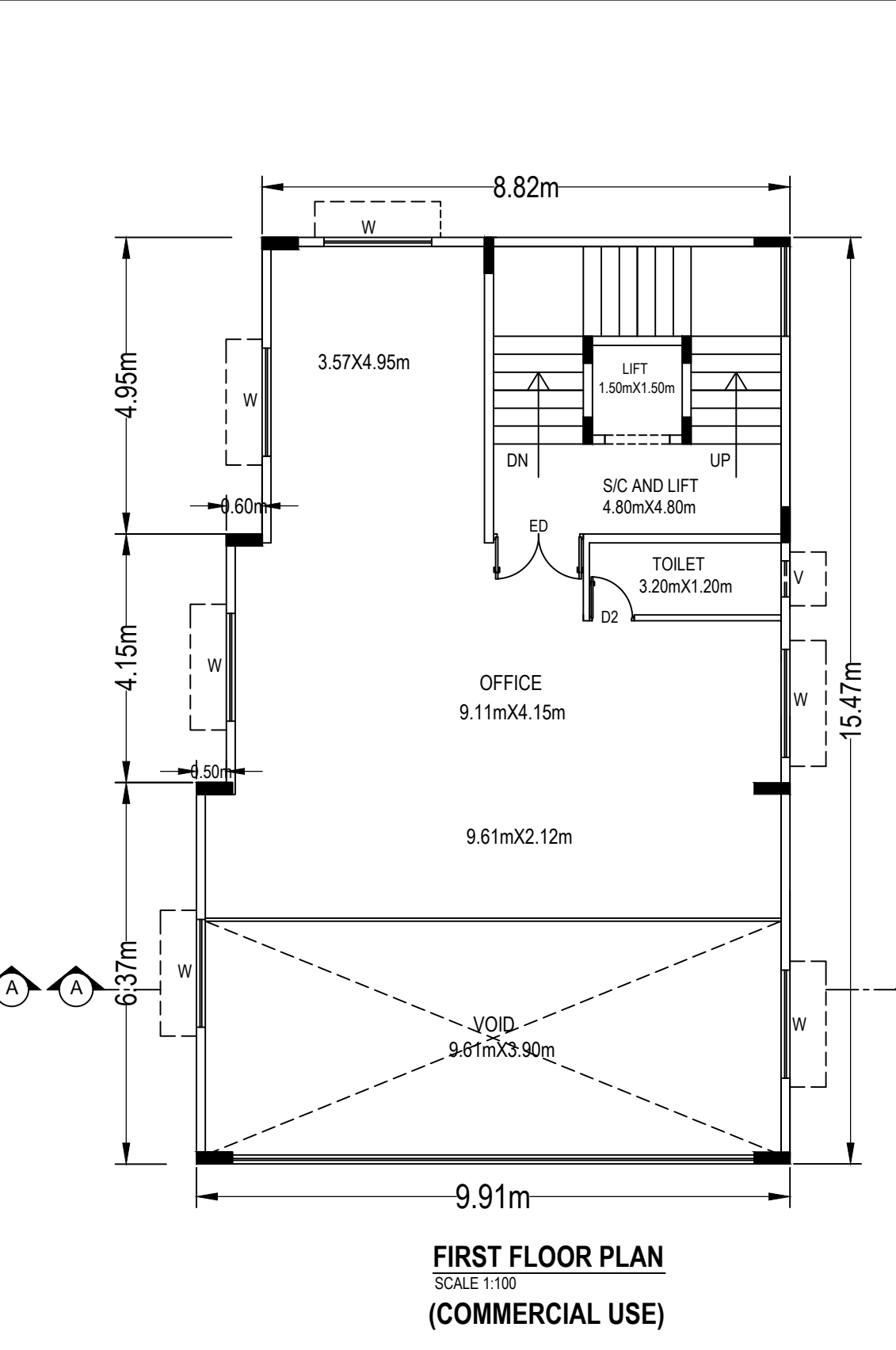
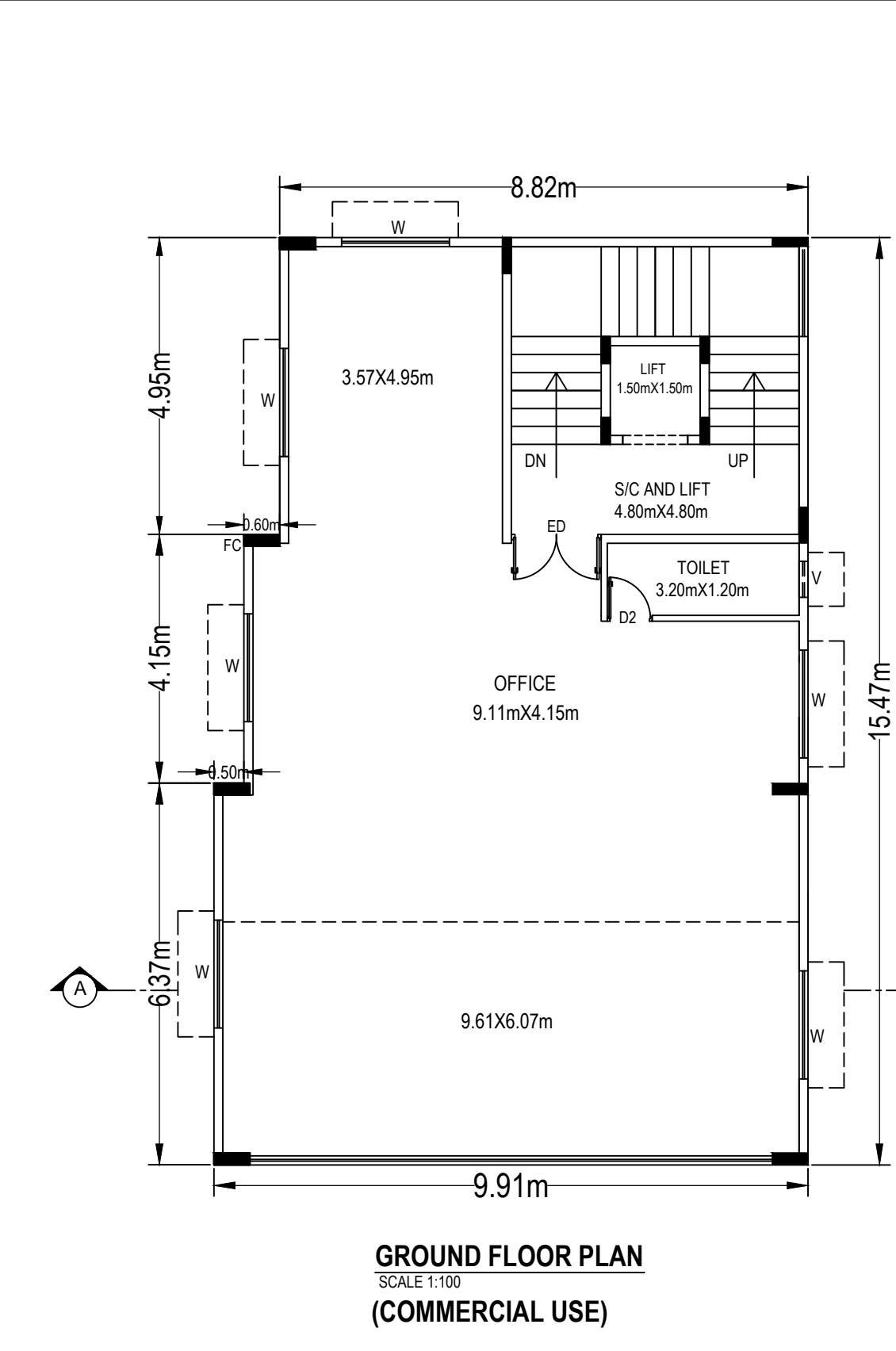
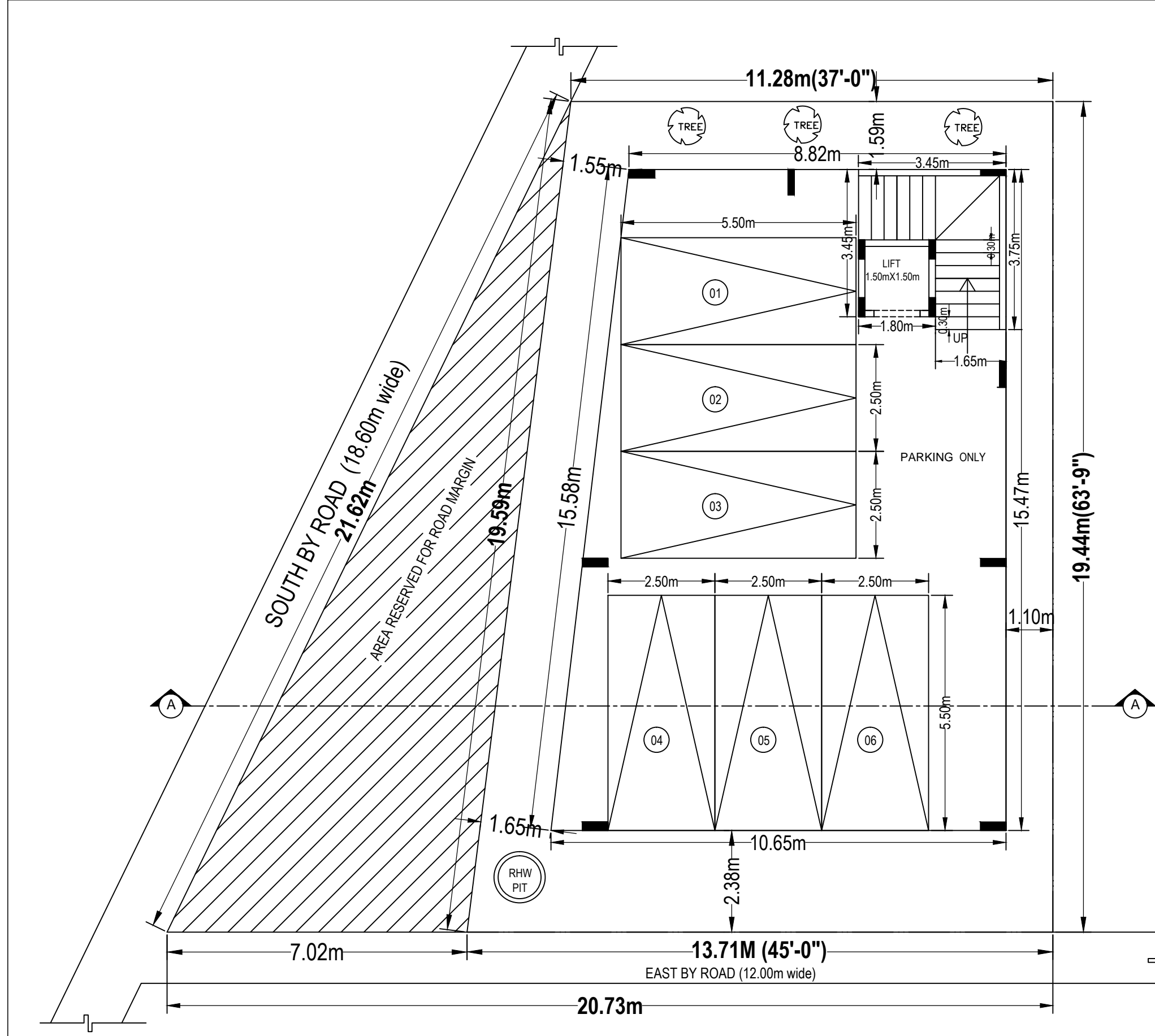
24) THE OWNER / BUILDER SHOULD ENSURE THE REQUIRED SAFETY MEASURES WHILE EXCAVATION FOR BASEMENT/FOUNDATION AND CONSTRUCTING THE BASEMENT/FOUNDATION/STILT AND UPPER FLOORS WITH REGARD TO THE STABILITY OF THE STRUCTURE, SAFETY OF THE NEIGHBOURS AND CONSTRUCTION LABOURERS. OWNER/BUILDER WILL BE HELD RESPONSIBLE FOR ANY LAPSES IN THIS REGARD.

THIS PLAN STANDS VALID, ONLY AFTER DISMANTLING THE EXISTING BUILDING AS SHOWN IN THIS DRAWING.

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

LP No: **Ad.com/SUT /0523/18-19**
Valid From _____ to _____

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



Block 'A' (COMMERCIAL)

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.)	Trmt (No.)
		StairCase	Lift	Lift Machine	Void	Parking				
Terrace Floor	26.01	23.76	0.00	2.25	0.00	0.00	0.00	0.00	0.00	00
Second Floor	145.83	0.00	2.25	0.00	0.00	143.58	0.00	0.00	143.58	01
First Floor	145.83	0.00	2.25	0.00	37.47	0.00	106.11	0.00	106.11	00
Ground Floor	145.83	0.00	2.25	0.00	0.00	0.00	143.58	0.00	143.58	00
Stilt Floor	150.60	0.00	2.25	0.00	0.00	138.20	0.00	10.15	10.15	00
Total:	614.10	23.76	9.00	2.25	37.47	138.20	143.58	249.69	10.15	403.42

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.)	Trmt (No.)
			StairCase	Lift	Lift Machine	Void	Parking				
A (COMMERCIAL)	1	614.10	23.76	9.00	2.25	37.47	138.20	143.58	249.69	10.15	403.42
Grand Total:	1	614.10	23.76	9.00	2.25	37.47	138.20	143.58	249.69	10.15	403.42

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.9
PROJECT DETAIL:	VERSION DATE: 01/11/2018
Authority: BBMP	Plot Use: Commercial & Residential
Inward No: BBMP/Ad.Com/SUT/0523/18-19	Plot SubUse: Commercial & Residential
Application Type: General	Land Use Zone: Residential (Main), Commercial Axes
Proposal Type: Building Permission	Plot/Sub Plot No.: 127
Nature of Sanction: New	PID No. (As per Khata Extract): 67-4-127
Location: Ring-III	Locality / Street of the property: 5th block kormangala
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT	(A-Deductions)
COVERAGE CHECK	
Permissible Coverage area (75.00 %)	102.18
Proposed Coverage Area (62 %)	150.60
Achieved Net coverage area (62 %)	150.60
Balance coverage area left (13 %)	31.58
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	425.08
Additional F.A.R. within Ring I and II (for amalgamated plot -)	0.00
Allowable TOR Area (95% of Perm FAR)	0.00
Allowable max. F.A.R. Plot within 150 M radius of Metro station (-)	0.00
Total Perm. FAR area (1.75)	425.08
Residential FAR	143.58
Commercial FAR	259.84
Proposed FAR Area	403.42
Achieved Net FAR Area (1.66)	403.42
Balance FAR Area (0.09)	21.66
BUILT UP AREA CHECK	
Proposed BuiltUp Area	614.10
Achieved BuiltUp Area	614.10

COLOR INDEX

PLOT BOUNDARY	---
EXISTING STREET	---
PERM BUILDING LINE	---
EXISTING (To be retained)	---
EXISTING (To be demolished)	---
PROPOSED	---

ARCH / ENGG / SUPERVISOR (Regd)	OWNER SIGN
	R.MADHUKAR
OWNERS NAME:	OWNERS SIGN
R.MADHUKAR	

PROJECT DESCRIPTION:

PLAN SHOWING PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING ON PROPERTY NO-127, KHB COLONY 5TH BLOCK KORMANGALA, BANGALORE. WARD NO-151 (OLD NO: 67). PID NO 67-4-127. AFTER DISMANTLING THE EXISTING BUILDING.

ARCHITECT: K.S.SUMA

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

Block Use/SubUse Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COMMERCIAL)	Commercial	Office	Blg upto 11.5 mt. Ht.	R
	Residential	Residential		

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units	Car	Prop.	
			Reqd.	Prop.	Reqd./Unit	Car	
A (COMMERCIAL)	Commercial	Office	> 0	50	259.84	1	5
	Residential	Residential	50 - 225	1	-	1	1
Total:			-	-	-	6	6

Parking Check (Table 7b)

Vehicle Type	No	Reqd.		Achieved	
		Area (Sq.mt.)	No	Area (Sq.mt.)	No
Car	6	82.50	6	82.50	
Total Car	6	82.50	6	82.50	
Other Parking	-	-	-	55.70	
Total		82.50		138.20	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	G2	0.75	2.10	02
A (COMMERCIAL)	D1	0.50	2.10	05
A (COMMERCIAL)	ED1	1.50	2.10	01
A (COMMERCIAL)	ED	1.50	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	V	0.60	0.60	04
A (COMMERCIAL)	W2	1.50	1.35	03
A (COMMERCIAL)	W1	1.50	0.95	03
A (COMMERCIAL)	W	1.50	1.35	21

OWNER POSTAL ADDRESS:
NO-127, 17TH MAIN, 5TH BLOCK K.H.B COLONY, NEW JYOTHI NIVAS COLLEGE, KORMANGALA, BANGALORE 560095