

ಅಂತರ್ಜಾಲ ತಂತ್ರಾಂಶ ಮುಖಾಂತರ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ನೀಡಿದೆ. "ಸಾಮಾನ್ಯ ಪರವಾನಿಗೆ"

- NOTE:**
- 1) Plan Sanction is for STILT/GROUND/FIRST/SECOND AND TERRACE FLOORS Only
 - 2) This sanction will not regularise any unauthorised / illegal/ existing constructions (if any) made previously in the premises.
 - 3) STILT 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. Cubicles 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 If violated, the sanctioned plan automatically stands cancelled/deemed to be withdrawn. 16) The Building should not be occupied without obtaining OCCUPANCY CERTIFICATE from the competent authority.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.

"ವಿವೇಕ ಸೂಚನೆ"

18) ಈ ಸ್ಥಳದ ಮಾಲೀಕತ್ವದ ಬಗ್ಗೆ ಸರ್ಕಾರದಿಂದಾಗಲಿ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದಿಂದಾಗಲಿ, ಬೆಂಗಳೂರು ಪುರಮಂಜೂರಾತಿಗಾಗಿ ಅಥವಾ ಬೇರೆ ಯಾರಿಂದಲಾದರೂ ವ್ಯಕ್ತಿಯಿಂದಾಗಲಿ, ಯಾವುದೇ ಸೂಚನೆ ನೀಡಿದರೆ ಈ ಮುಖಾಂತರ ನಕ್ಷೆಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗುವುದು.

19) ಸ್ಥಳದ ಮಾಲೀಕರು ತಮ್ಮ ಕಟ್ಟಡಕ್ಕೆ ಪಡೆಯಬೇಕಾದ ಅನಿರೀತ ಸಂಪರ್ಕ / ವಿದ್ಯುತ್ ಸಂಪರ್ಕದ ಕೊಳವೆಗಳನ್ನು / ಕೆಲಸಗಳನ್ನು ಕಟ್ಟುವುದಾಗಿ ಪರವಾನಿಗೆ / ಮುದ್ರಿತ ಸಂಪರ್ಕದ ಕೊಳವೆಗಳನ್ನು / ಕೆಲಸಗಳನ್ನು ಕಟ್ಟುವುದಾಗಿ ಪರವಾನಿಗೆ ತಳ ಭಾಗದಲ್ಲಿಯೇ ಕೊಡಬೇಕಾದುದು. ತಕ್ಷಣದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ. ಕಾಯ್ದೆ 1976ರ ಅನ್ವಯ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.

20) ಸ್ಥಳದ ಮಾಲೀಕರು ತಮ್ಮ ನಿವೇಶನದಿಂದ / ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರನ್ನು ಸಂರಕ್ಷಿಸಿ ನಾಲೆಗೆ ಸೇರಿಸಿ ಬಿಡಬಾರದು. ನಿವೇಶನದ ಮುಂಭಾಗದ ಪರವಾನಿಗೆ ಮೇಲ್ದಾಗಿ ಕಟ್ಟಬೇಕಾದ ಗ್ರೇಬ್ಯಾಕ್ ನಿರವನು ಪರವಾನಿಗೆ ಮೇಲಣು ಅನುವು ಮಾಡಿಕೊಡುವುದು. ತಕ್ಷಣದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ. ಕಾಯ್ದೆ 1976ರ ಅನ್ವಯ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.

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

22) The Building & Other Construction Workers (Regulation of Employment & Conditions of Service) Central Rules 1998 ರ ಛಾಂದ - 3 ರ ಅಡಿಯಲ್ಲಿ ಮತ್ತು ಸುರಕ್ಷತೆಯ ಅಡಿಯಲ್ಲಿ 7 ರಿಂದ 25 ರಲ್ಲಿನ ಕುರಿತು ಇರುವ ನಿಯಮಗಳನ್ನು ಪಾಲಿಸಬೇಕು. ಕಾರ್ಮಿಕ ಕಲ್ಯಾಣ ಇಲಾಖೆಯಿಂದ ನಿರೀಕ್ಷಿಸಲಾಗುವ ಸುರಕ್ಷತೆಯ ಕ್ರಮಗಳನ್ನು ತಕ್ಷಣದ ಅಳವಡಿಸುವುದು. ತಕ್ಷಣದಲ್ಲಿ ಕಾರ್ಮಿಕ ಇಲಾಖೆಯಿಂದ ಪರಿಶೀಲಿಸಲಾಗುವುದು.

23) ಸ್ಥಳದ ಮಾಲೀಕರು ತಮ್ಮ ನಿವೇಶನದಿಂದ / ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರನ್ನು ಸಂರಕ್ಷಿಸಿ ನಾಲೆಗೆ ಸೇರಿಸಿ ಬಿಡಬಾರದು. ನಿವೇಶನದ ಮುಂಭಾಗದ ಪರವಾನಿಗೆ ಮೇಲ್ದಾಗಿ ಕಟ್ಟಬೇಕಾದ ಗ್ರೇಬ್ಯಾಕ್ ನಿರವನು ಪರವಾನಿಗೆ ಮೇಲಣು ಅನುವು ಮಾಡಿಕೊಡುವುದು. ತಕ್ಷಣದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ. ಕಾಯ್ದೆ 1976ರ ಅನ್ವಯ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.

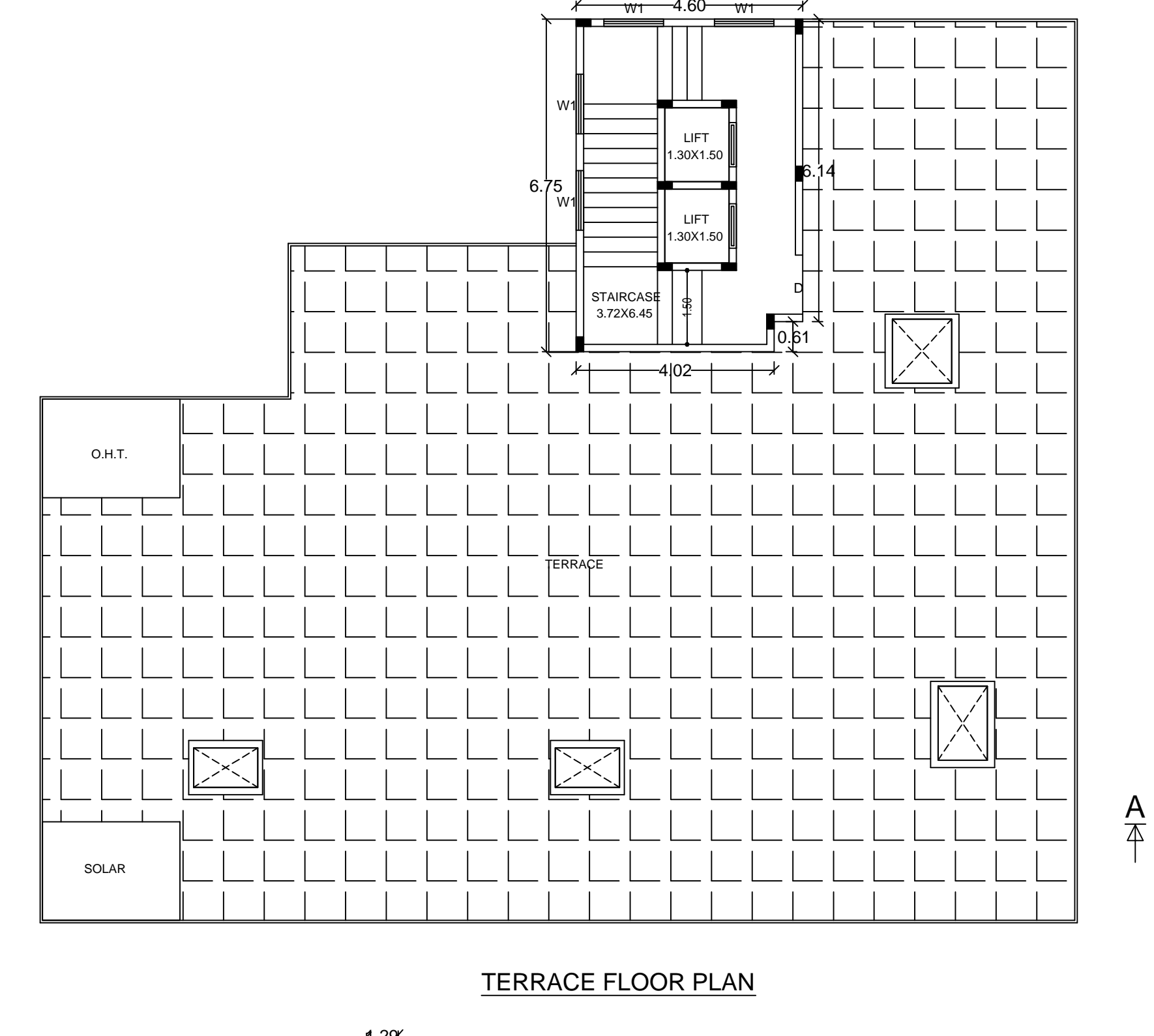
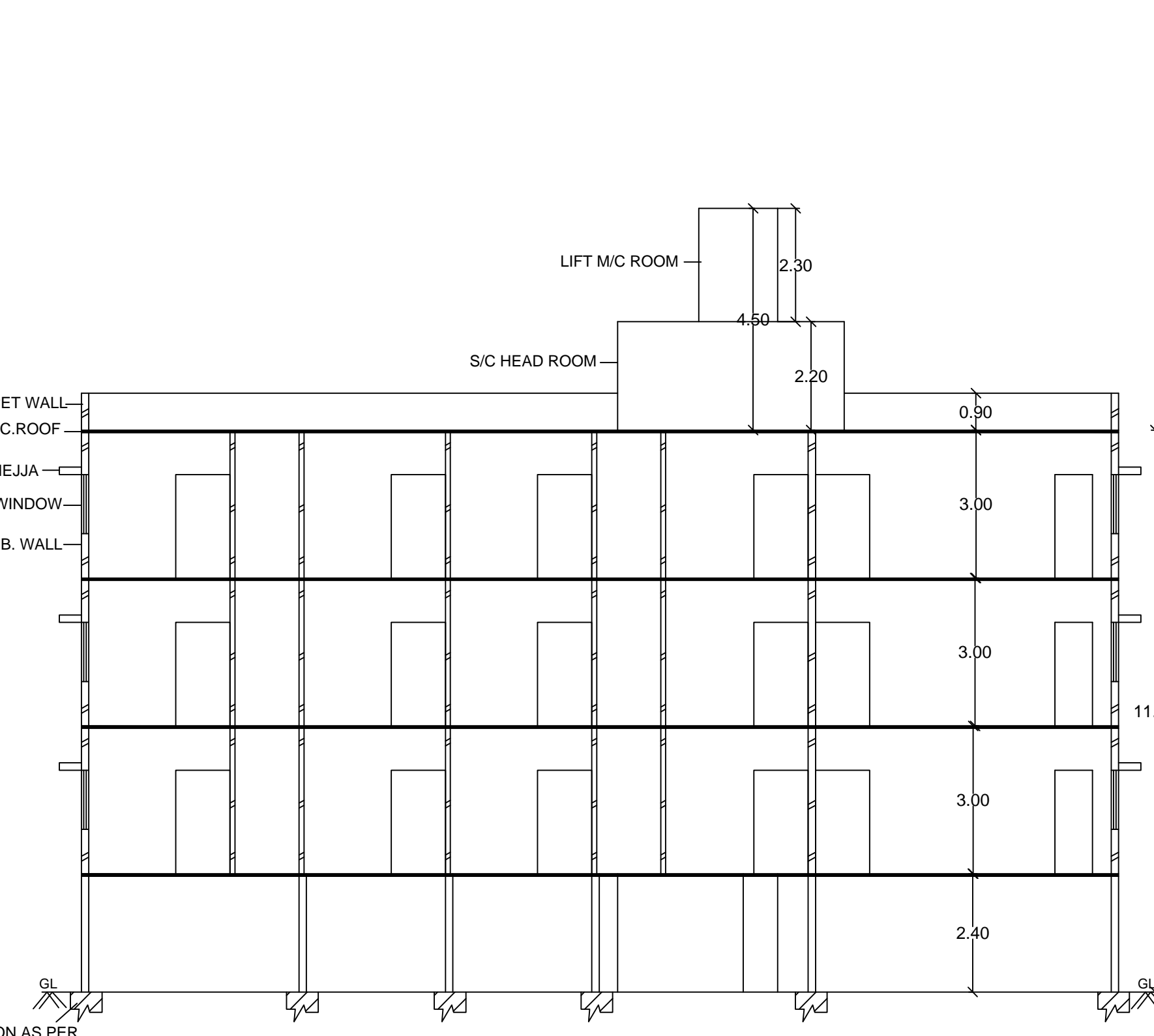
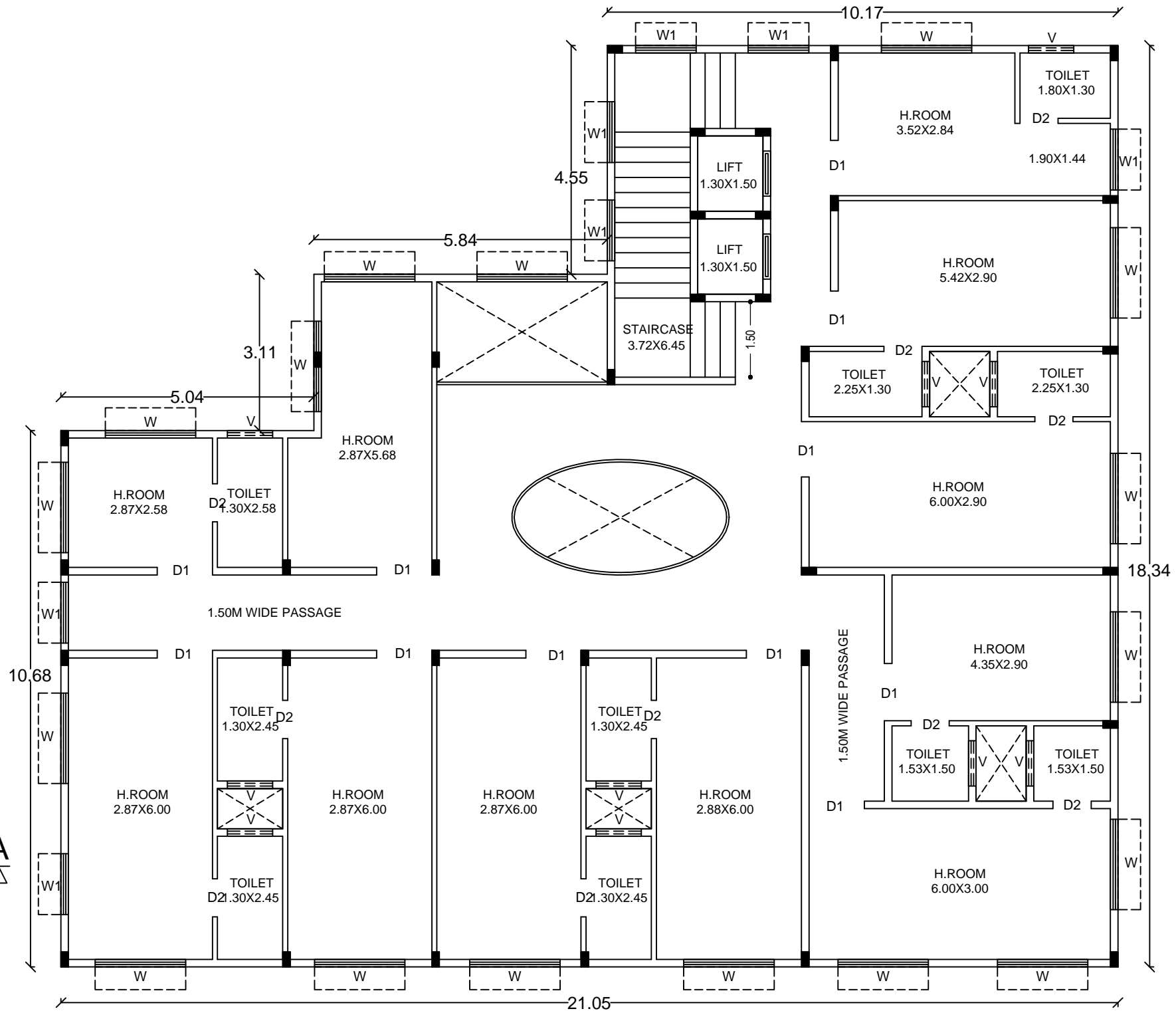
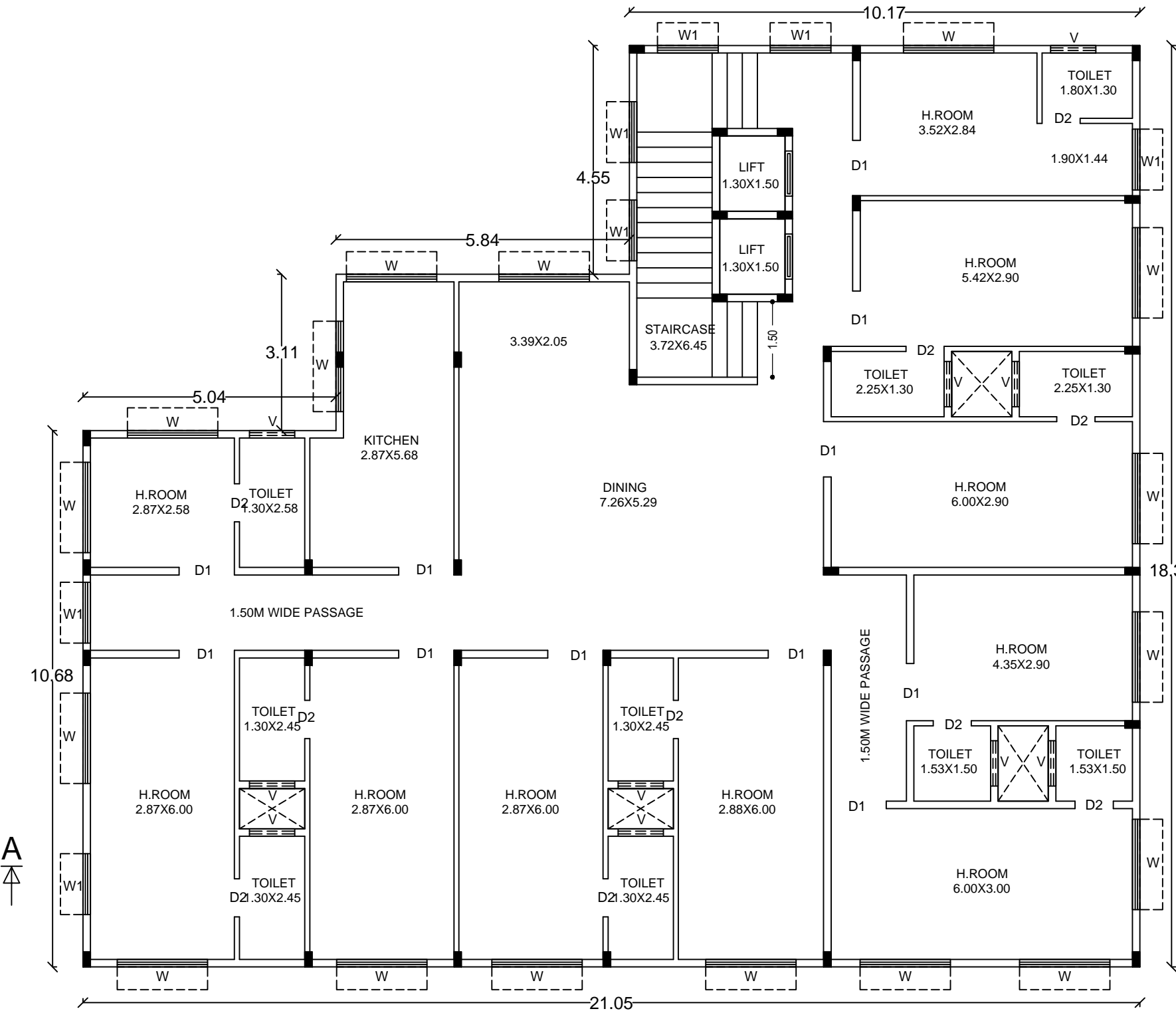
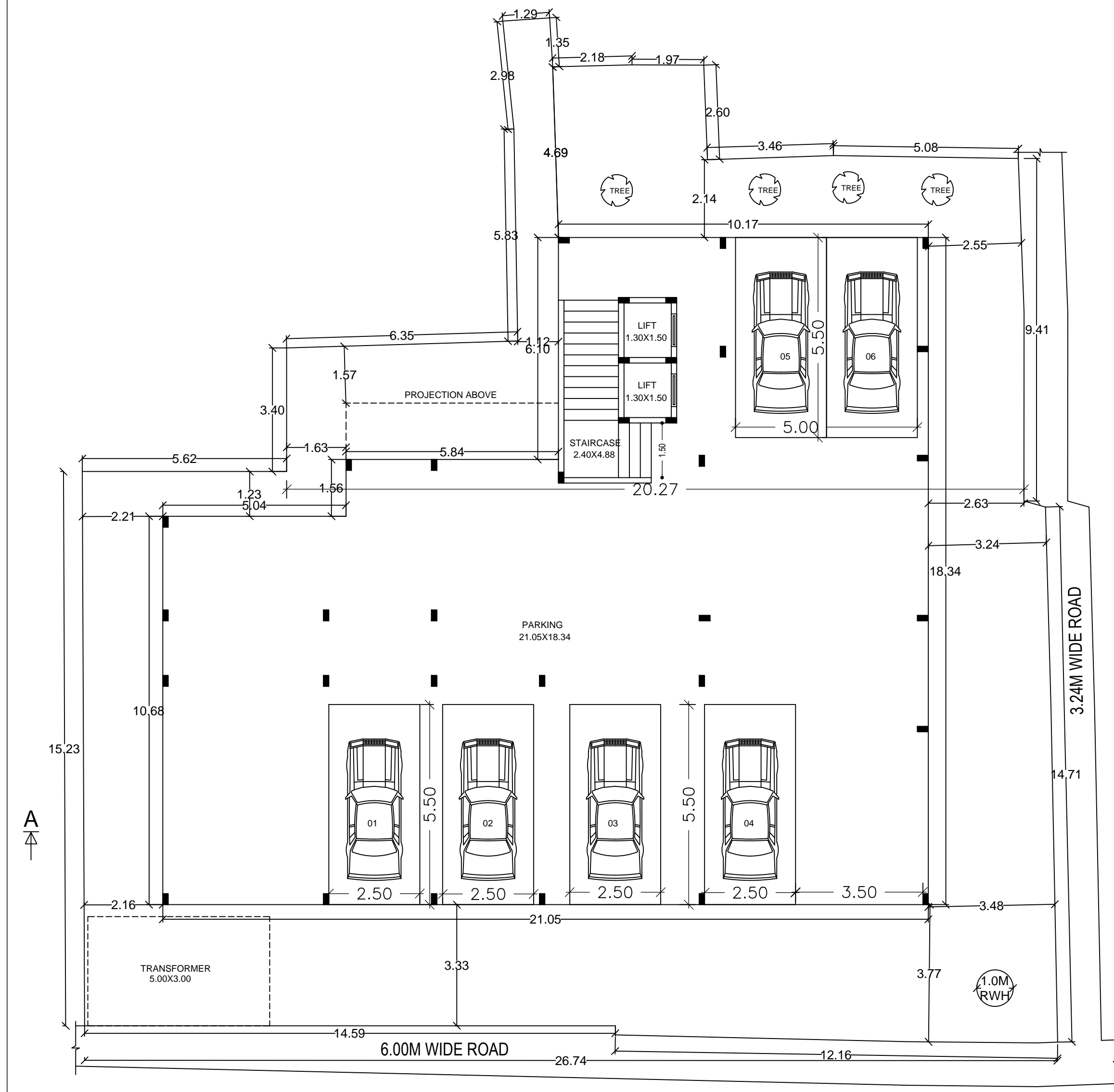
24) THE OWNER / BUILDER SHOULD ENSURE THE REQUIRED SAFETY MEASURES WHILE EXCAVATION FOR BASEMENT/FOUNDATION AND CONSTRUCTING THE BASEMENT/FOUNDATION/STILT AND UPPER FLOORS WITH REGARD TO THE STABILITY OF THE STRUCTURE, SAFETY OF THE NEIGHBOURS AND CONSTRUCTION LABOURERS. OWNER/BUILDER WILL BE HELD RESPONSIBLE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

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

LP No: **Ad.com/SUT /0595/18-19**

Valid From _____ to _____

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

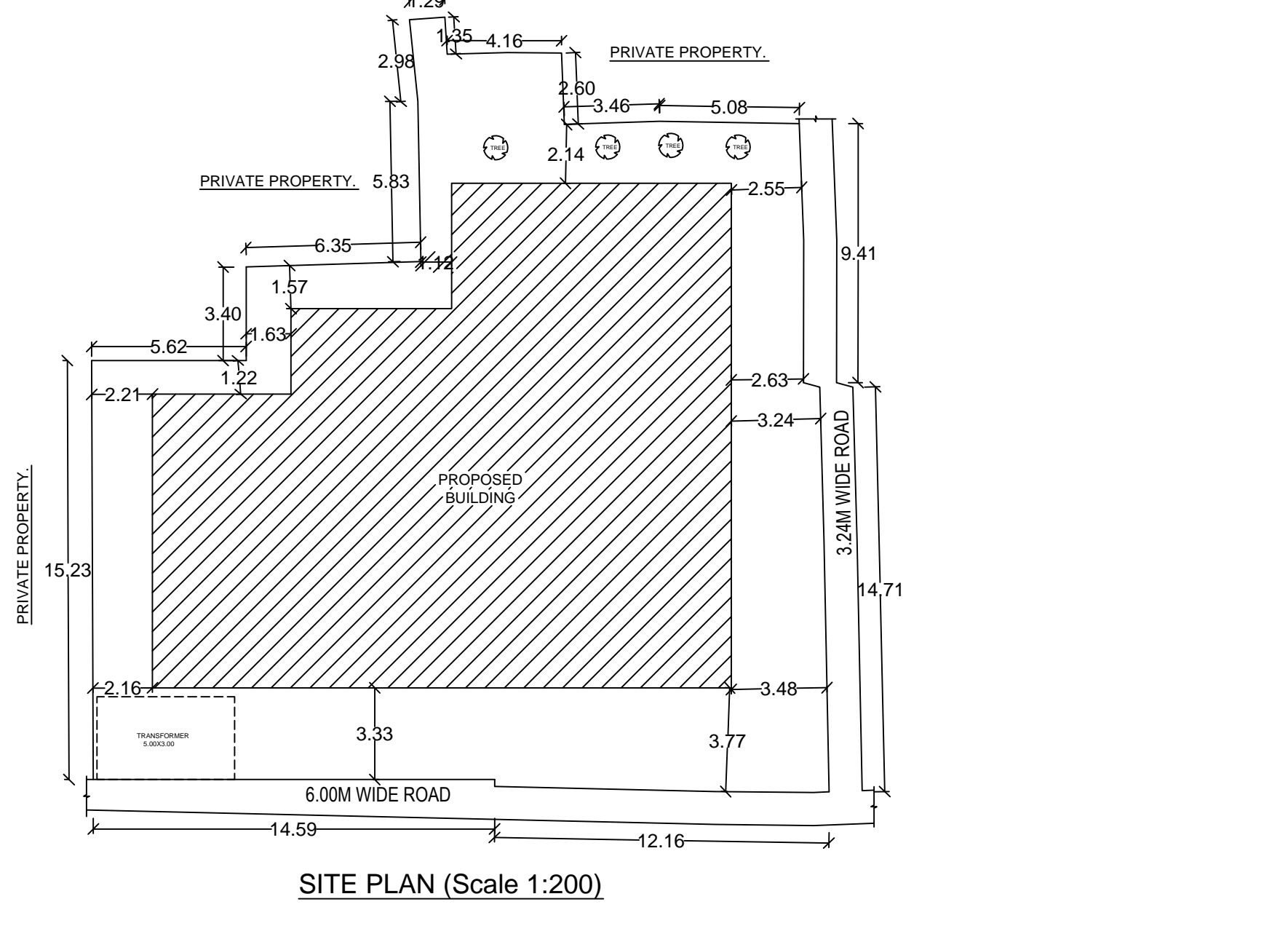
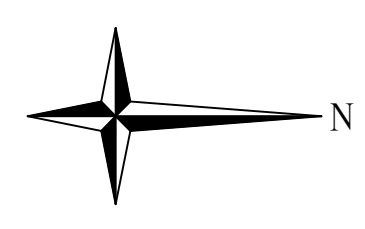
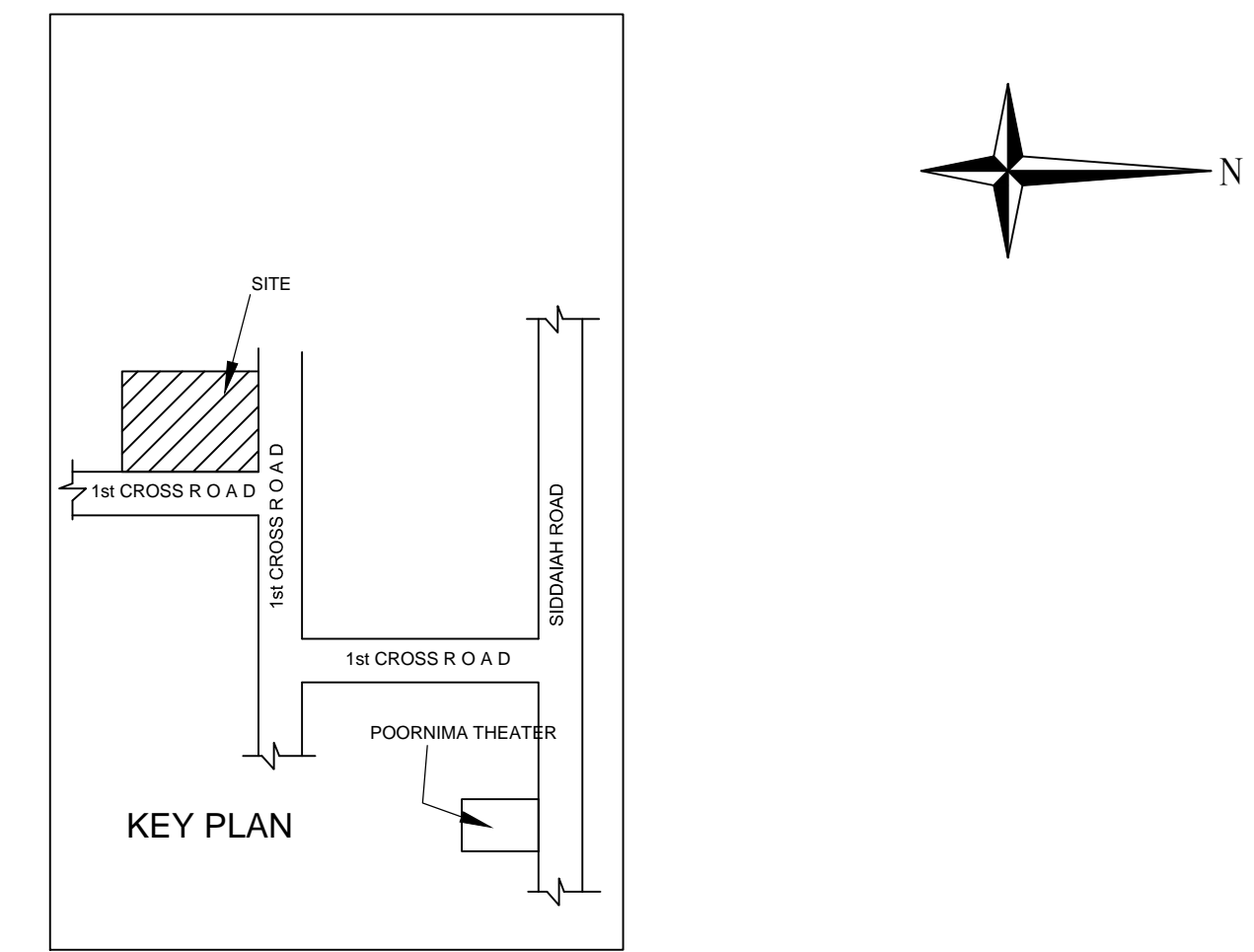
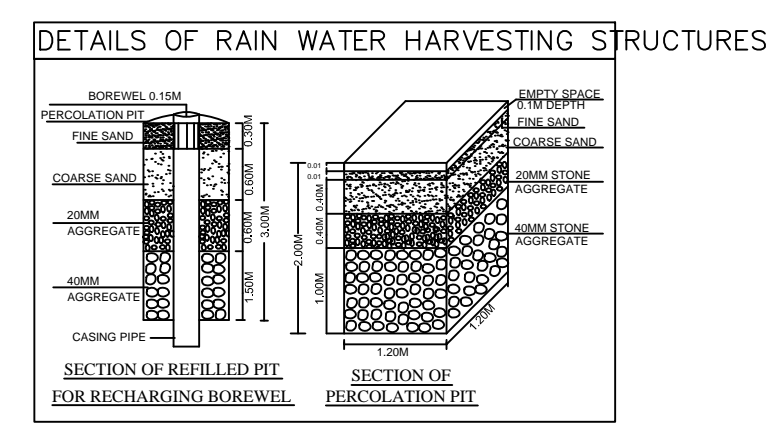


SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (HOSTEL)	D2	0.76	2.10	30
A (HOSTEL)	D1	1.10	2.10	33

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (HOSTEL)	W3	0.90	1.20	30
A (HOSTEL)	W1	1.21	1.20	25
A (HOSTEL)	W	1.80	1.20	49



Block A (HOSTEL)

Floor Name	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)					Proposed FAR Area (Sq.m.)	Add Area In FAR (Sq.m.)	Total FAR Area (Sq.m.)
		Stair/Case	Lift	L/R Machine	Void	Parking			
Terrace Floor	30.68	26.78	0.00	3.90	0.00	0.00	0.00	0.00	
Second Floor	320.75	0.00	3.90	0.00	11.91	0.00	304.94	304.94	
First Floor	320.75	0.00	3.90	0.00	11.91	0.00	304.94	304.94	
Ground Floor	320.75	0.00	3.90	0.00	5.14	0.00	311.71	311.71	
Stilt Floor	311.70	0.00	3.90	0.00	298.02	0.00	9.78	9.78	
Total	1304.63	26.78	15.60	3.90	28.96	298.02	921.59	931.37	

AREA STATEMENT (BEMP)	VERSION NO. 1.0.9	VERSION DATE 01/11/2019
PROJECT DETAIL:	Authority: BEMP	Plot User: Residential
Issue No: BEMPIAd Com./SUT/0595/18-19	Plot Sub User: Hostel	
Application Type: General	Land Use Zone: Commercial (Business)	
Proposed Type: Building Permission	Plot/Sub Plot No.: 161	
Nature of Sanction: New	Khata No. (As per Khata Extract): PID NO-48-75-16/1	
Location: Ring I	Locality / Street of the property: J.C. ROAD, 1ST 'A' CROSS, BANGALORE.	
AREA OF PLOT (Minimum)	(A)	566.88
NET AREA OF PLOT	(A-Deductions)	566.88
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		311.78
Proposed Coverage Area (54.98 %)		311.70
Achieved Net coverage area (54.98 %)		311.70
Balance coverage area left (1.02 %)		0.08
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.50)		850.32
Additional F.A.R. within Ring I and II for amalgamated plot (0.25)		141.72
Allowable F.A.R. (85% of Perm.FAR)		0.00
Allowable max. F.A.R. Plot within 150 M radius of Metro station (-)		0.00
Total Perm. FAR area (1.50+0.25+1.75)		992.04
Residential FAR (98.95%)		931.37
Proposed FAR Area		931.37
Achieved Net FAR Area (1.64)		931.37
Balance FAR Area (0.11)		60.67
BUILT UP AREA CHECK		
Proposed BuiltUp Area		1304.63
Achieved BuiltUp Area		1304.63

COLOR INDEX	
PLOT BOUNDARY	
EXISTING STREET	
PERM. BUILDING LINE	
EXISTING (To be retained)	
EXISTING (To be demolished)	
PROPOSED	
ARCH / ENGG / SUPERVISOR (Regd)	OWNER SIGN
Sh./Sri/JATF HOSTEL (BANGALORE CENTRAL TRUST), REP BY ITS TRUSTEES. 1) Sh. PRAKASHCHAND SINGHVEE. 2) Sh. MAHAVEER OSTWAL.	
OWNER'S NAME:	OWNER'S SIGN
Sh./Sri/JATF HOSTEL BANGALORE CENTRAL TRUST REP BY ITS TRUSTEES.	
PROJECT DESCRIPTION:	
PLAN SHOWING THE PROPOSED HOSTEL BUILDING ON PROPERTY NO-161, J.C. ROAD, 1ST 'A' CROSS, BANGALORE, WARD NO-11 (ROLD NO: 48), PID NO-48-75-16/1.	
ARCHITECT:	ARCHITECT SIGN:
PRASANNA K.S	
JOB NO.	DRG.NO.
SCALE	DRAWN BY
CHECKED BY	
1:100	

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
A (HOSTEL)	Residential	Hostel no. of Rooms:21	Bldg upto 11.5 mt. Ht.	R

Required Parking (Table 7a)

Block Name	Type	Sub Use	Area (Sq.m.)	Units	Reqd./Unit	Car
			> 0	10	1	1
A (HOSTEL)	Residential	Hostel	-	-	-	-
Total:						1

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.		Achieved	
		Area (Sq.m.)	No.	Area (Sq.m.)	No.
Car	1	13.75	6	82.50	6
Total Car	1	13.75	6	82.50	6
Other Parking	-	-	-	215.52	-
Total		13.75	6	298.02	6

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)					Proposed FAR Area (Sq.m.)	Add Area In FAR (Sq.m.)	Total FAR Area (Sq.m.)
			Stair/Case	Lift	L/R Machine	Void	Parking			
A (HOSTEL)	1	1304.63	26.78	15.60	3.90	28.96	298.02	921.59	9.78	931.37
Grand Total:		1304.63	26.78	15.60	3.90	28.96	298.02	921.59	9.78	931.37

OWNER POSTAL ADDRESS:
NO - 97, 1ST FLOOR, ABOVE UNION BANK OF INDIA, MAHAVEER ARCADE, SIRSI ROAD, BANGALORE-560018.