

ಅಂತರ್ಜಾಲ ತಂತ್ರಾಂಶ ಮುಖಾಂತರ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ನೀಡಿದೆ.
"ಸಾಮಾನ್ಯ ಪರವಾನಿಗೆ"

NOTE:

- 1) Plan Sanction is for GROUND-FIRST SECOND/THIRD AND TERRACE FLOORS Only previously in the premises.
- 2) Development charge towards increasing the capacity of water supply, sanitary and power mains has to be paid to BWSSB & BESCOM if any.
- 3) Necessary ducts shall be provided for running telephone cable. Cubicles should be provided at ground level for postal services. Space for dumping garbage shall be provided in the premises.
- 4) The applicant shall construct temporary toilets for the construction workers & the same should be demolished after the construction.
- 5) The applicant shall insure all workers of the construction work, against any accident/ untoward incidents, arising during the time of the construction.
- 6) The applicant shall not stock any building materials on the footpath or on the roads.
- 7) 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.
- 8) The applicant shall plant atleast two trees in the premises.
- 9) The permission should be obtained from forest department for cutting trees.
- 10) 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.
- 11) 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.
- 12) Sanction is Subject to Condition that a Separate place should be provided by the Owner / Builders/Developers for storage of Garbage and the same should be Disposed off by the Owner / Builder/ Developers.
- 13) 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 If violated, the sanctioned plan automatically stands cancelled/deemed to be withdrawn. 14) The Building should not be occupied without obtaining OCCUPANCY CERTIFICATE from the competent authority.
- 15) FOUNDATION SHOULD BE DESIGNED TO TAKE UP THE ENTIRE LOAD OF THE PROPOSED BUILDING.

"ನಿರ್ದೇಶನಗಳು"
 18) ಈ ಸ್ಥಳದ ಮಾಲೀಕರು ಬಗ್ಗೆ ಸರ್ಕಾರದಿಂದಲಾಗಲಿ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದಿಂದಲಾಗಲಿ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದಿಂದಲಾಗಲಿ ಅಥವಾ ಬೇರೆ ಯಾವುದೇ ಅಧಿಕಾರವು ಇರುವುದಿಲ್ಲವೆಂದು ಖಚಿತಪಡಿಸುವುದು. ತನ್ನದೇ ಈ ಮಂಜೂರಾತಿ ನಕ್ಷೆಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗುವುದು.
 19) ಸ್ಥಳದ ಮಾಲೀಕರು ತಮ್ಮ ಕಟ್ಟಡಕ್ಕೆ ಪಡೆಯಬೇಕಾದ ನಿರಂತರ ಸಂಪರ್ಕ / ಒಳಸಂಪರ್ಕ / ಮುದ್ದುಕೆರೆ ಸಂಪರ್ಕದ ಕೆಲಸಗಳನ್ನು / ಕೆಲಸಗಳನ್ನು ಕಟ್ಟಡಕ್ಕಾಗಿ ಚರಂಡಿಯ ತಳ ಭಾಗದಲ್ಲೇ ಕೆಲಸಗೊಳಿಸುವುದು. ತನ್ನದೇ ಈ ಮಂಜೂರಾತಿ ನಕ್ಷೆಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗುವುದು.
 20) ಸ್ಥಳದ ಮಾಲೀಕರು ತಮ್ಮ ನಿರ್ಮಾಣದಿಂದ/ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರನ್ನು ಮುಖ್ಯ ಶಾಸ್ತ್ರಾಂಗ ನಿರಂತರ ಲಕ್ಷಣಗಳನ್ನು ನಿರ್ಮಿಸುವ ಮುಖಾಂತರ ಚರಂಡಿಗೆ ಮೇಲ್ಭಾಗದಲ್ಲಿ ಕಟ್ಟಡದ ಗೋಟೆಗೆ ಅಳವಡಿಸಿ ಕಟ್ಟಡಕ್ಕಾಗಿ ನೀರನ್ನು ಚರಂಡಿಗೆ ಹೋಗಲು ಅನುವು ಮಾಡಿಕೊಡುವುದು. ತನ್ನದೇ ಈ ಮಂಜೂರಾತಿ ನಕ್ಷೆಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗುವುದು.
 21) ಉದ್ದೇಶಿತ ಯೋಜನೆಯಲ್ಲಿ ಕಾರ್ಖಾನೆ ನಿರ್ಮಿಸುವ ಕಾರ್ಮಿಕರನ್ನು ಕಾರ್ಮಿಕ ಇಲಾಖೆಯ ಕಾರ್ಮಿಕ ಅಧಿಕಾರಿಗಳ ಕಛೇರಿಯಲ್ಲಿ ಕಡ್ಡಾಯವಾಗಿ ನೋಂದಾಯಿಸುವುದು.
 22) The Building & Other Construction Workers (Regulation of Employment & Conditions of Service) Central Rules 1998 ರ ಛೇದ - 3 ರ ಅಡಿಯಲ್ಲಿ ಮುದ್ದುಕೆರೆಯ ಅಧ್ಯಾಯ 7 ರಿಂದ 25 ರಲ್ಲಿನ ಸಿಂಪು ಇರುವ ನಿಯಮಗಳನ್ನು ಪಾಲಿಸುವುದು. ಕಾರ್ಮಿಕ ಕಲ್ಯಾಣ ಇಲಾಖೆಯಿಂದ ನಿಗದಿಪಡಿಸಲಾಗಿರುವ ಸೂಕ್ತತೆಯ ಕ್ರಮಗಳನ್ನು ತಪದೇ ಅಳವಡಿಸುವುದು. ತನ್ನದೇ ಈ ಮಂಜೂರಾತಿ ನಕ್ಷೆಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗುವುದು.
 23) ಸ್ಥಳದ ಮಾಲೀಕರು ತಮ್ಮ ನಿರ್ಮಾಣದಿಂದ / ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರನ್ನು ಸರಿಯಾಗಿ ಮಳೆ ನೀರನ್ನು ಕೆಲಸಗೊಳಿಸುವುದು. ಕಟ್ಟಡದಿಂದಲಾಗಲಿ ಅಥವಾ ಬೇರೆ ಯಾವುದೇ ಅಧಿಕಾರವು ಇರುವುದಿಲ್ಲವೆಂದು ಖಚಿತಪಡಿಸುವುದು. ತನ್ನದೇ ಈ ಮಂಜೂರಾತಿ ನಕ್ಷೆಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗುವುದು.

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 /0604/18-19**
 Valid From _____ to _____

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

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/0604/18-19	Plot SubUse: Office & Hotel
Application Type: General	Land Use Zone: Commercial (Central)
Proposal Type: Building Permission	Plot/Sub Plot No: 25
Nature of Sanction: New	Khata No. (As per Khata Extract): 47-81-25
Location: Ringa	Locality : (Sidel of the property, N.R. ROAD, 4TH CROSS, BANGALORE
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 507.83
NET AREA OF PLOT (A-Deductions)	(A) 507.83
COVERAGES CHECK:	
Permissible Coverage Area (75.00 %)	380.87
Proposed Coverage Area (57.11 %)	290.01
Achieved Net coverage area (57.11 %)	290.01
Balance coverage area left (17.87 %)	50.86
FAR CHECK:	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	1269.57
Additional F.A.R. within Ring 1 and II (for amalgamated plot -)	0.00
Allowable TDR Area (50% of Perm.FAR)	0.00
Allowable max. F.A.R. Plot within 150 Mtr radius of Metro station (-)	1269.57
Total Perm. FAR area (2.50)	636.58
Residential FAR	393.56
Commercial FAR	1030.14
Achieved Net FAR Area (2.03)	1030.14
Balance FAR Area (0.47)	232.43
BUILT UP AREA CHECK:	
Proposed BuiltUp Area	1277.64
Achieved BuiltUp Area	1277.64

COLOR INDEX	
PLOT BOUNDARY	
EXISTING STREET	
PERM. BUILDING LINE	
EXISTING (To be retained)	
EXISTING (To be demolished)	
PROPOSED	

ARCH / ENGG / SUPERVISOR (Regd)	OWNER SIGN
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- 1) MR. MOHAMMED ATTAULLA SHARIFF.
- 2) MR. NASRULLA SHARIFF.
- 3) MR. SHAHDULLA SHARIFF.
- 4) MRS. WAJEHA KHANUM.

OWNERS NAME:	OWNERS SIGN
MR. MOHAMMED ATTAULLA SHARIFF. and OTHERS	

PROJECT DESCRIPTION:	
PLAN SHOWING THE PROPOSED COMMERCIAL AND RESIDENTIAL HOTEL BUILDING ON PROPERTY NO: 25, N.R. ROAD, 4TH CROSS, BANGALORE. WARD NO:19(OLD NO: 47). PID NO:47-61-25.	

ARCHITECT:	ARCHITECT SIGN:
T. RAJEEVA	

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

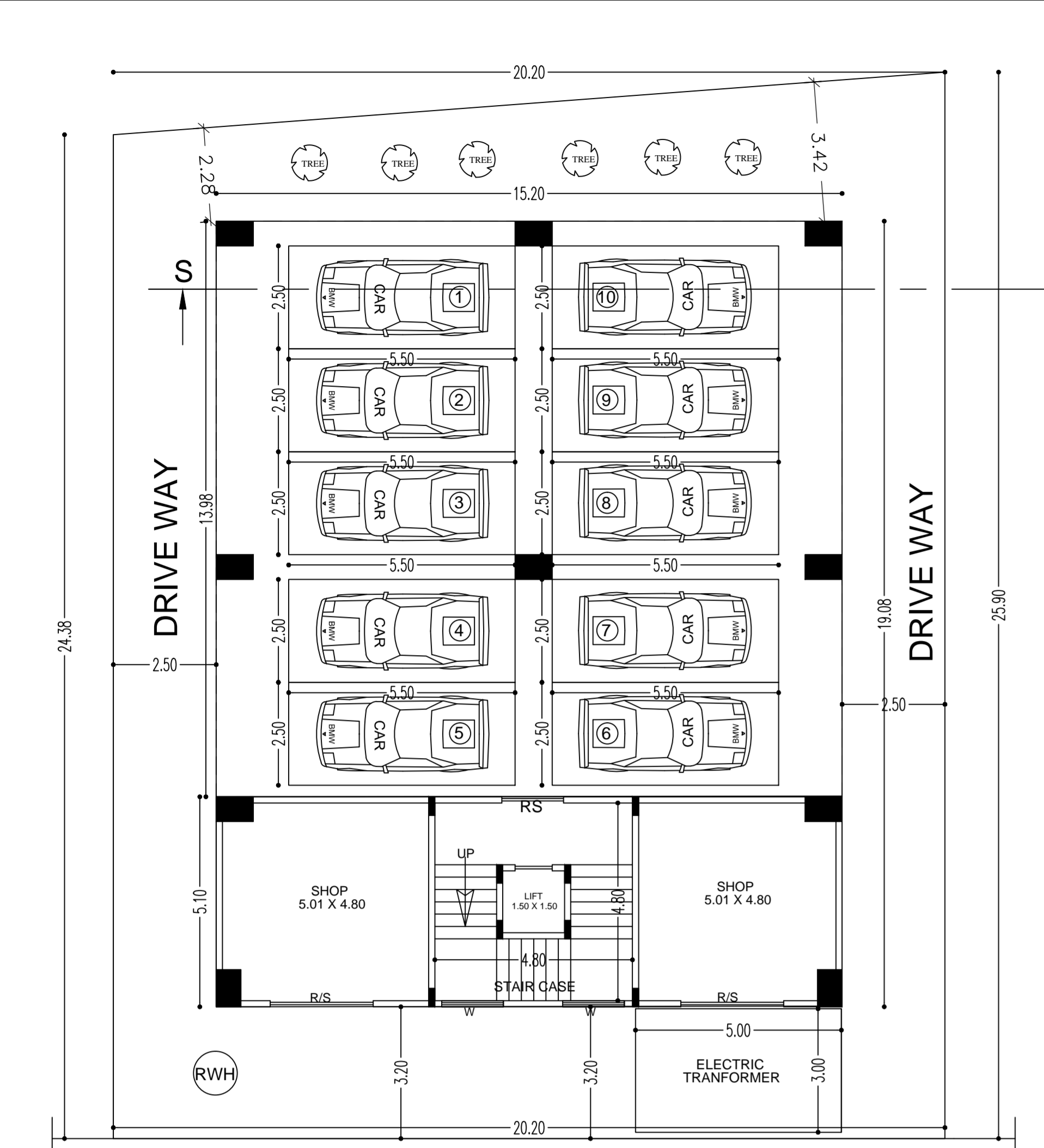
Block Use/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A)	Residential	Hotel no. of Rooms, 14	Blqg upto 11.5 mt. Ht.	R
	Commercial	Office		

Required Parking (Table 7a)								
Block Name	Type	SubUse	Area (Sq.mt.)	Reqd.	Prog.	Reqd./Ht.	Car	Prog.
A (A)	Residential	Hotel	>0	10	14	1	2	2
	Commercial	Office	>0	50	393.57	1	8	8
Total:				-	-	-	10	10

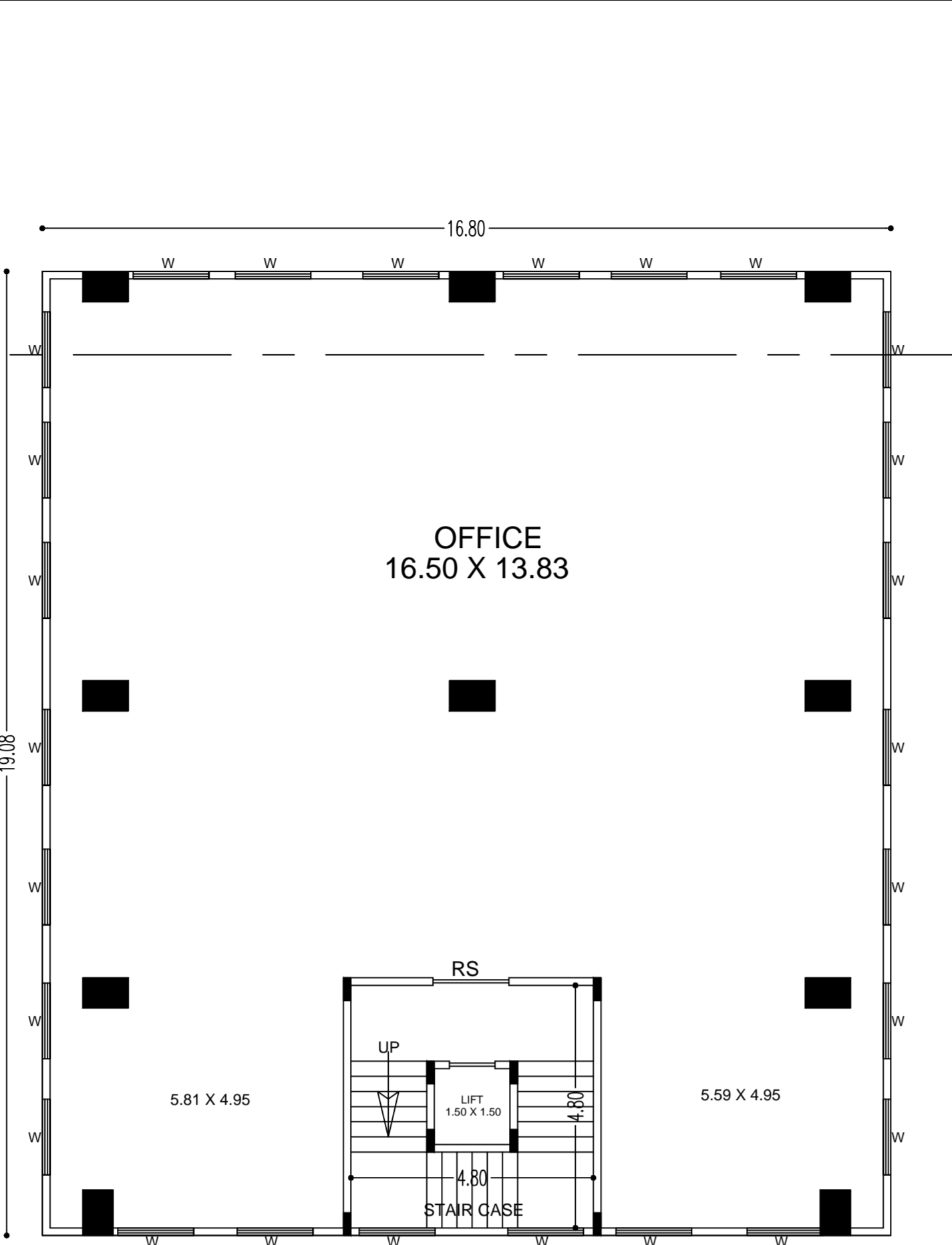
Parking Check (Table 7b)				
Vehicle Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	10	137.50	10	137.50
Total Car	10	137.50	10	137.50
Other Parking	-	-	-	74.99
Total		137.50		212.49

FAR & Tenement Details							
Block	No. of Same Blqg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
A1 (COMM)	1	1277.64	StairCase	Lift	Lift Machine	Parking	1030.14
			23.76	9.00	2.25	212.49	636.58
Grand Total	1	1277.64	23.76	9.00	2.25	212.49	393.56

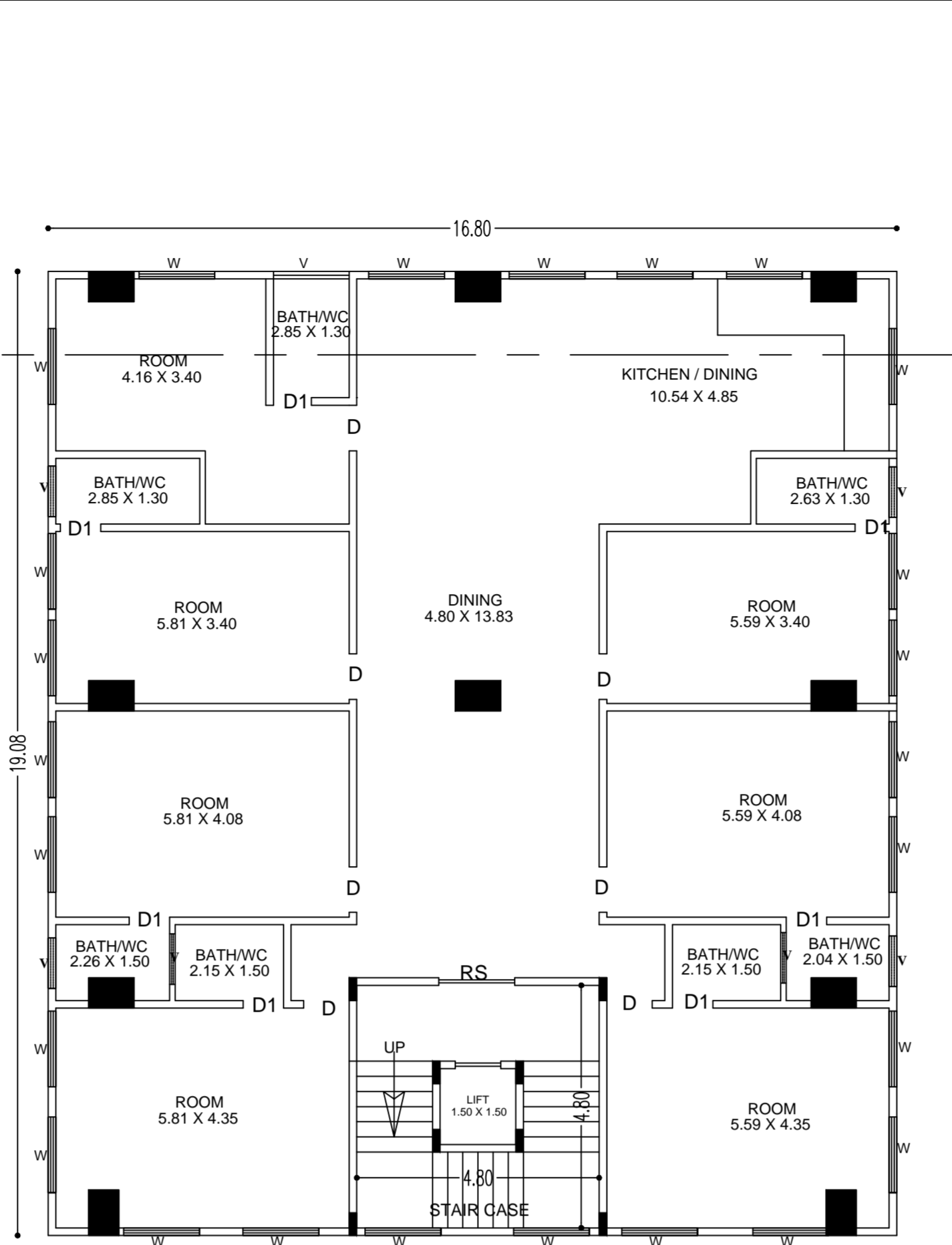
OWNER POSTAL ADDRESS:	
NO. 68/1, 1ST CROSS, NANDIDURGA ROAD, JAYAMAHAL, BANGALORE NORTH. BANGALORE. 560041.	



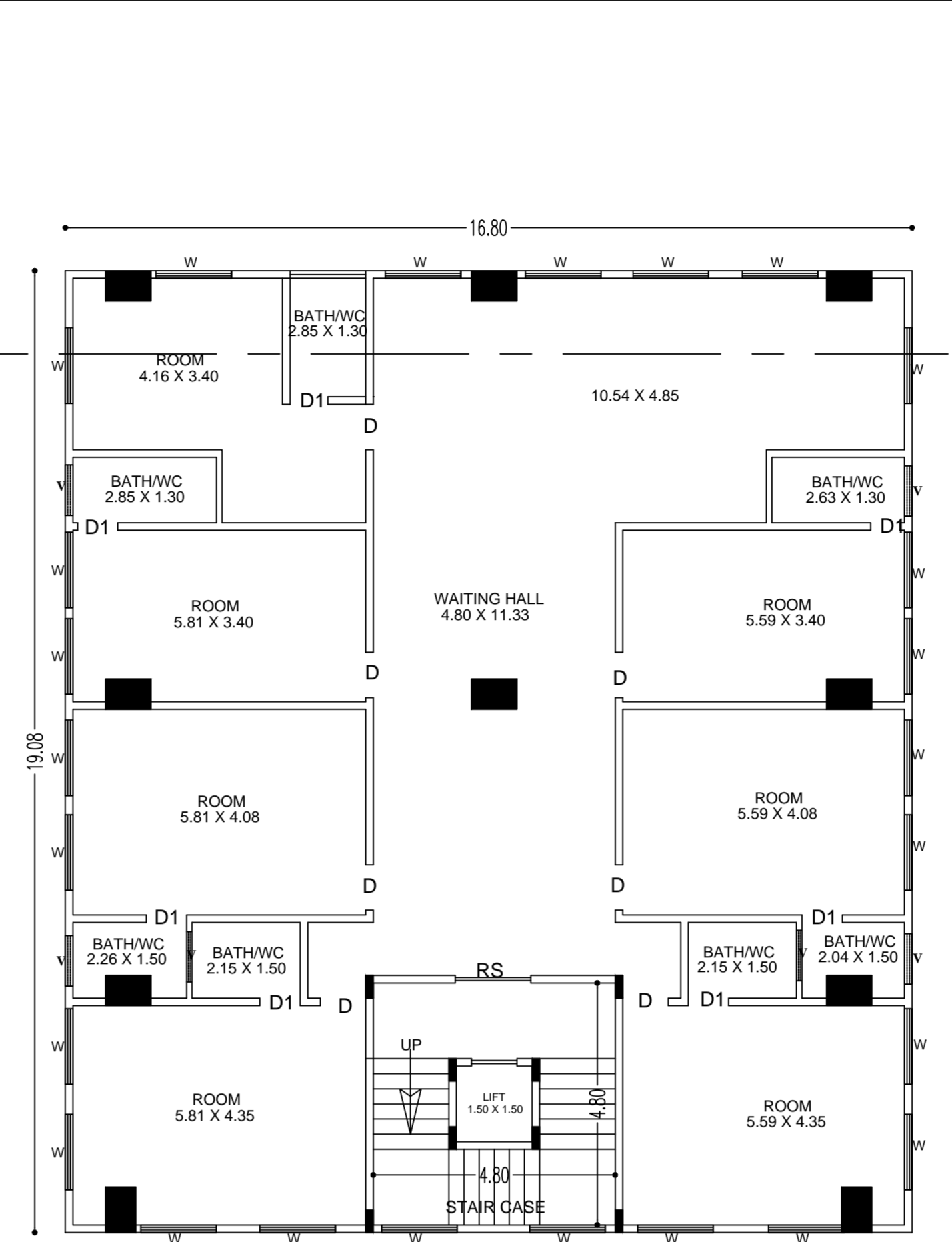
GROUND FLOOR PLAN



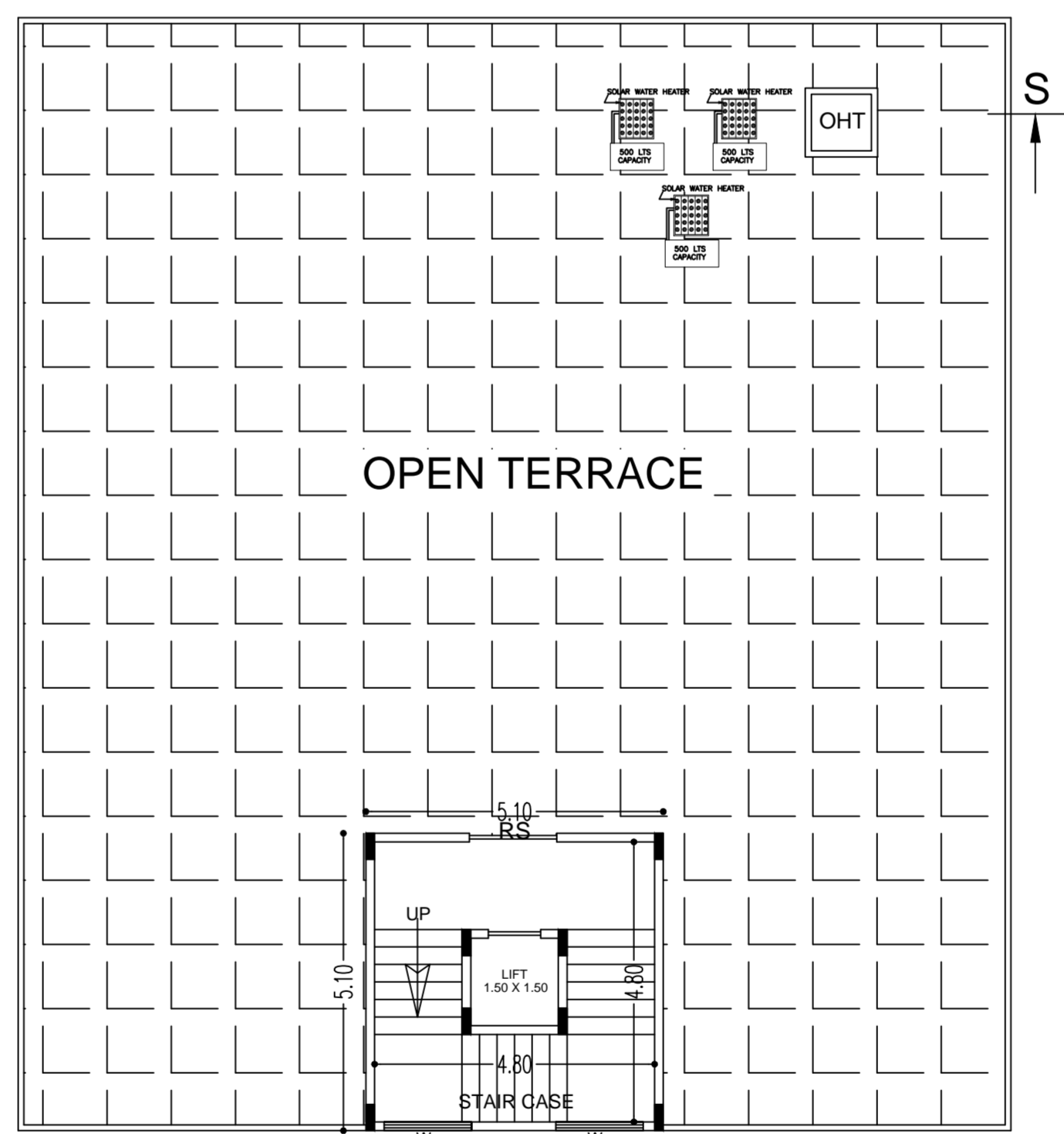
FIRST FLOOR PLAN.



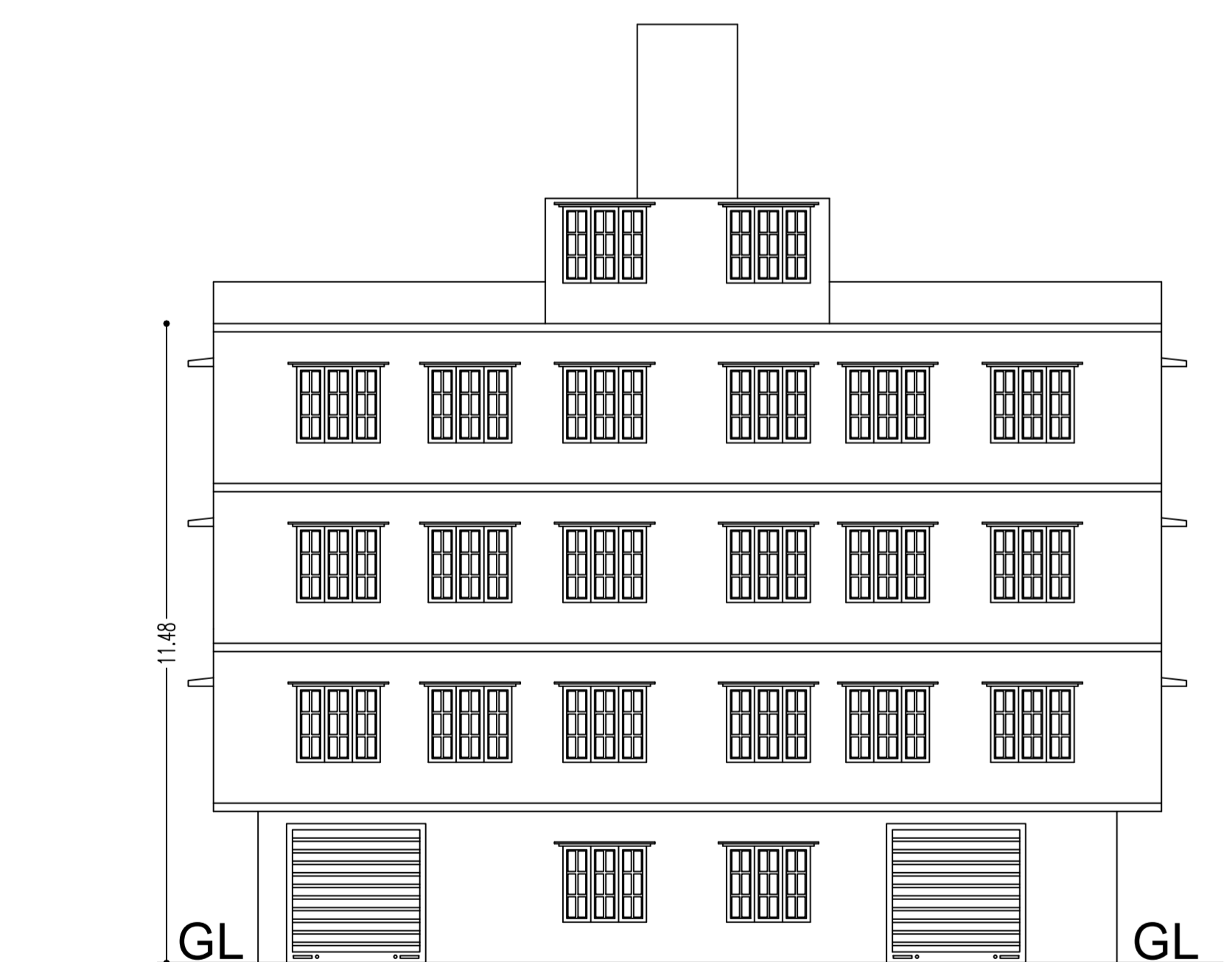
SECOND FLOOR PLAN.



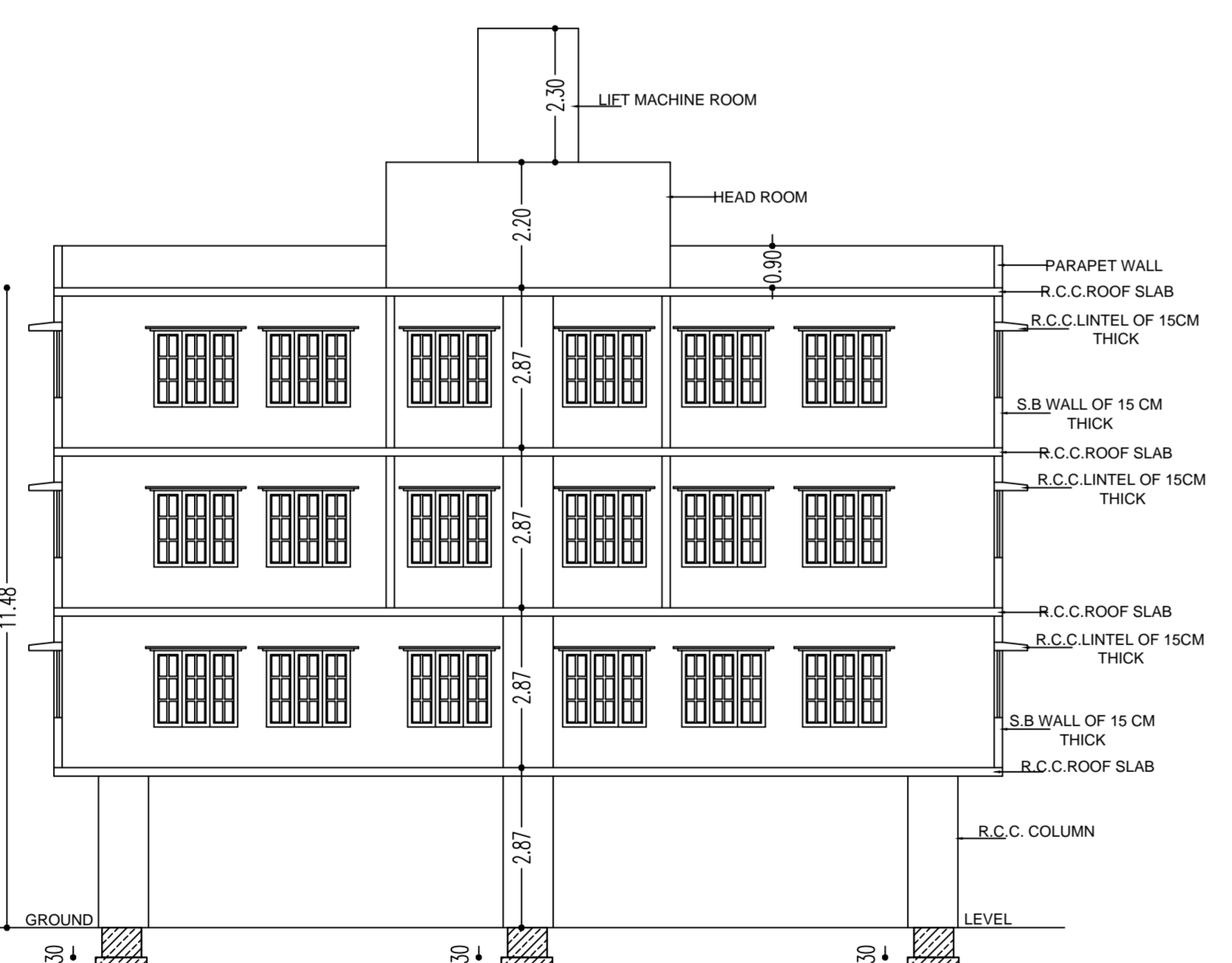
THIRD FLOOR PLAN.



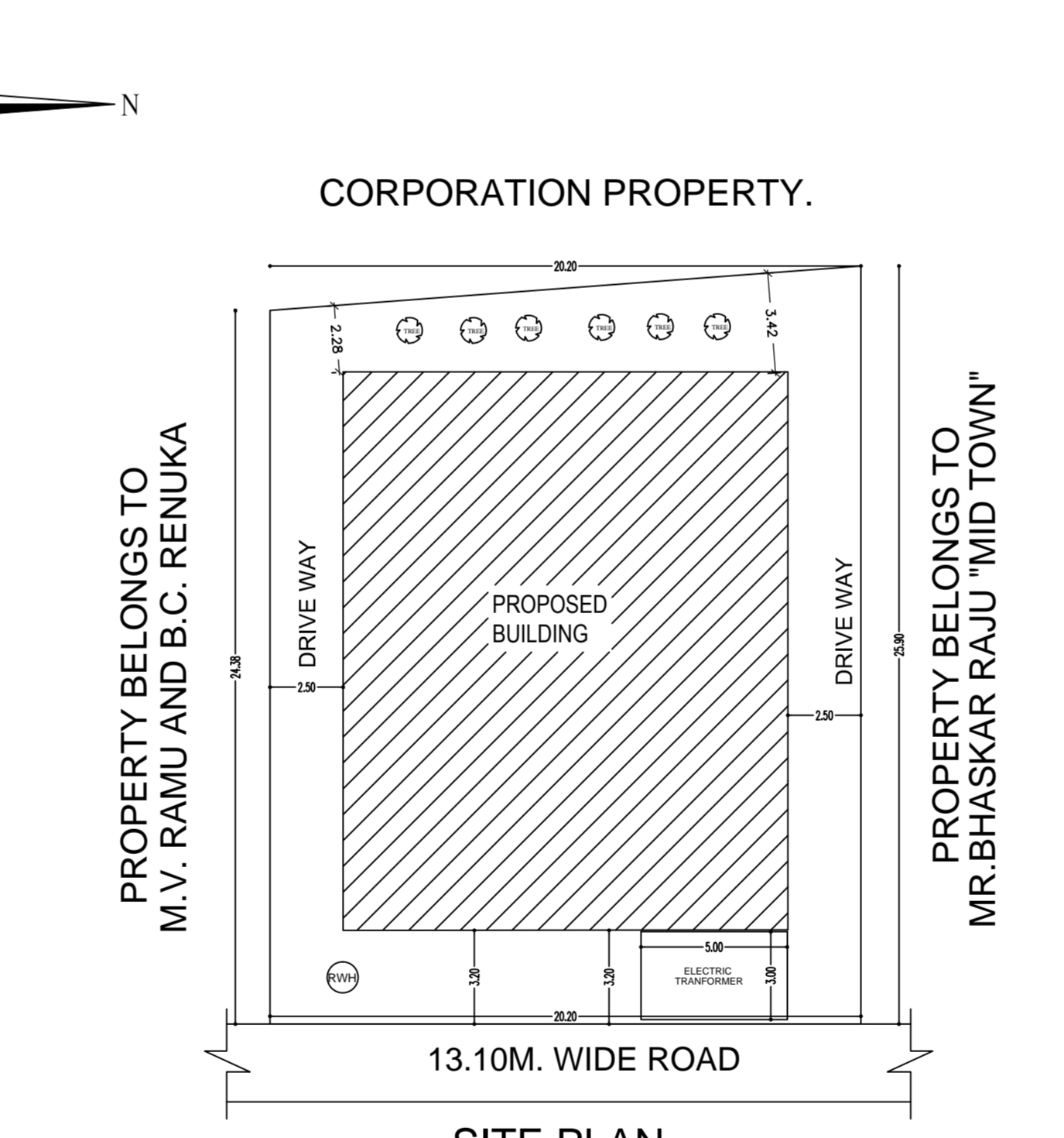
TERRACE FLOOR PLAN



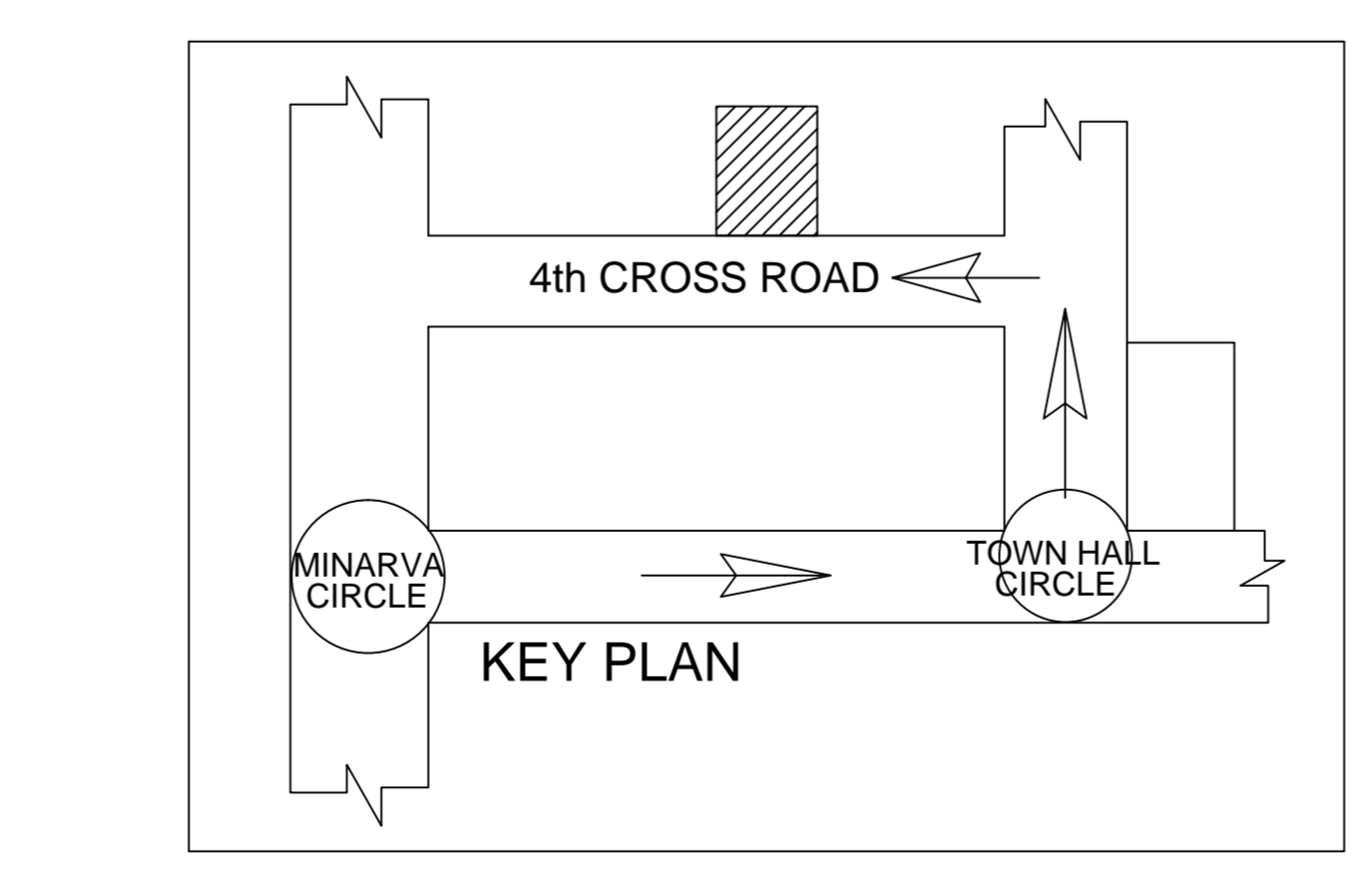
ELEVATION



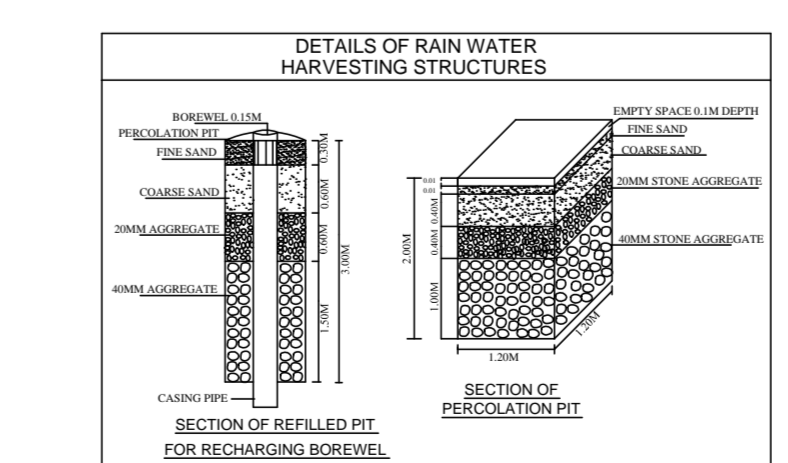
SECTION ON - SS



SITE PLAN



KEY PLAN



Block -A1 (COMM)							
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		StairCase	Lift	Lift Machine	Parking		
Terrace Floor	26.01	23.76	0.00	2.25	0.00	0.00	0.00
Third Floor	329.54	0.00	2.25	0.00	0.00	318.29	318.29
Second Floor	329.54	0.00	2.25	0.00	0.00	318.29	318.29
First Floor	329.54	0.00	2.25	0.00	0.00	318.29	318.29
Ground Floor	290.01	0.00	2.25	0.00	0.00	212.49	75.27
Total:	1277.64	23.76	9.00	2.25	212.49	636.58	1030.14

SCHEDULE OF JOINERY:					
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS	
A1 (COMM)	V	1.20	1.20	09	
A1 (COMM)	W	1.50	1.20	89	
A1 (COMM)	V	1.50	1.20	02	
A1 (COMM)	W	1.51	1.20	08	
A1 (COMM)	W	1.87	1.20	01	
A1 (COMM)	W	1.97	1.20	02	
A1 (COMM)	W	2.02	1.20	02	
A1 (COMM)	W	2.02	1.20	02	
A1 (COMM)	W	2.09	1.20	01	
A1 (COMM)	W	2.14	1.20	01	

SCHEDULE OF JOINERY:					
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS	
A1 (COMM)	D2	0.75	2.10	11	
A1 (COMM)	D1	0.91	2.10	14	
A1 (COMM)	ED	1.50	2.10	02	
A1 (COMM)	ED	1.50	2.10	01	
A1 (COMM)	RS	1.50	2.10	02	