

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

NOTE:

- 1) Plan Sanction is for BASEMENT/ 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) 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. 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/builders 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 If violated, the sanctioned plan automatically stands cancelled/deemed to be withdrawn. 16) The Building should not be occupied without obtaining OCCUPANCY CERTIFICATE from the competent authority.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 ಸ್ವತ್ತಿನ ಮಾಲೀಕತ್ವದ ಬಗ್ಗೆ ಸರ್ಕಾರದಿಂದಾದಾಗಲೀ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದಿಂದಾಗಲೀ, ಬೆಂಗಳೂರು ಜಲಮಂಡಳಿಯಿಂದಾಗಲೀ ಅಥವಾ ಬೇರೆ ಯಾರಿಂದಾದರೂ ತರ್ಕಾರು ಬಂದಲ್ಲಿ, ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ಈ ಮಂಜೂರಾತಿ ನಕೆಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗುವುದು.
19) ಸ್ವತ್ತಿನ ಮಾಲೀಕರು ತಮ್ಮ ಕಟ್ಟಡಕ್ಕೆ ಪಡೆಯಬಹುದಾದ ಕುಡಿಯುವ ನೀರಿನ ಸಂಪರ್ಕ / ಒಳಚರಂಡಿ / ವಿದ್ಯುತ್ಪ್ರಕ್ತಿ ಸಂಪರ್ಕದ ಕೊಳವೆಗಳನ್ನು / ಕೇಬಲ್ಗಳನ್ನು ಕಟ್ಟುನಿಟ್ಟಾಗಿ ಚರಂಡಿಯ ತಳ ಭಾಗದಲ್ಲಿಯೇ ಕೊಂಡೊಯ್ಯುವುದು. ತಪ್ಪಿದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ ಕಾಯ್ದೆ 1976ರ ಅನ್ವಯ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.

20) ಸ್ವತ್ತಿನ ಮಾಲೀಕರು ತಮ್ಮ ನಿವೇಶನದಿಂದ/ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರು ಮತ್ತು ತ್ಯಾಜ್ಯ ನೀರನ್ನು ರಸ್ತೆಗೆ ಹೋಗದಂತೆ, ನಿವೇಶನದ ಮುಂಭಾಗದ ಚರಂಡಿಗೆ ಮೇಲ್ಭಾಗದಲ್ಲಿ ಕಟ್ಟಡದ ಗ್ರೇಟಿಂಗ್ ಅಳವಡಿಸಿ ಕಟ್ಟುನಿಟ್ಟಾಗಿ ನೀರನ್ನು ಚರಂಡಿಗೆ ಹೋಗಲು ಅನುವು ಮಾಡಿಕೊಡುವುದು. ತಪ್ಪಿದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ ಕಾಯ್ದೆ 1976ರ ಪ್ರಕಾರ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.

21) ಉದ್ದೇಶಿತ ಯೋಜನೆಯಲ್ಲಿ ಕಾರ್ಯ ನಿರ್ವಹಿಸುವ 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 ಹಿಂಪಡೆಯಲಾಗುವುದು.

23) ಸ್ವತ್ತಿನ ಮಾಲೀಕರು ತಮ್ಮ ನಿವೇಶನದಿಂದ / ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರನ್ನು ಸಂದಕ್ರಿಸಿ ಮಳೆ ನೀರಿನ ಕೊಯ್ಲು ಪದ್ಧತಿಯನ್ನು ಕಡ್ಡಾಯವಾಗಿ ಅಳವಡಿಸುವುದು ಮತ್ತು ತ್ಯಾಜ್ಯ ನೀರನ್ನು ರಸ್ತೆಗೆ ಹೋಗದಂತೆ, ನಿವೇಶನದ ಮುಂಭಾಗದ ಚರಂಡಿಗೆ ಮೇಲ್ಭಾಗದಲ್ಲಿ ಕಟ್ಟಡದ ಗ್ರೇಟಿಂಗ್ ಅಳವಡಿಸಿ ಕಟ್ಟುನಿಟ್ಟಾಗಿ ನೀರನ್ನು ಚರಂಡಿಗೆ ಹೋಗಲು ಅನುವು ಮಾಡಿಕೊಡುವುದು. ತಪ್ಪಿದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ ನಿಯಮಾವಳಿ 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/0642/18-19

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: Residential & Commercial (20%)
Inward No.	Plot SubUse: Hostel & Office
BBMP/As Com./SUT/0642/18-19	Land Use Zone: Residential (Main)
Application Type: General	Plot/Sub Plot No.: 10 (OLD:189)
Proposal Type: Building Permission	PID No. (As per Khata Extract): 60-155-10
Nature of Sanction: New	Location: Ring-II
Location: Ring-II	Locality / Street of the property: 4TH BLOCK JAYANAGAR
Building Line Specified as per Z.R. NA	Zone: South
Zone: South	Ward: Ward-188
Planning District: 210-Jayanagar	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT	222.83
COVERED AREA	(A-Deductions)
PERMISSIBLE COVERAGE AREA (75.00 %)	167.12
PROPOSED COVERAGE AREA (62.39 %)	139.03
ACHIEVED NET COVERAGE AREA (62.39 %)	139.03
BALANCE COVERAGE AREA LEFT (12.61 %)	28.09
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	389.95
Additional F.A.R. within Ring II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm FAR)	0.00
Allowable max. F.A.R. Plot within 150 Mt radius of Metro station (-)	0.00
Total Perm. FAR area (1.75)	389.95
Residential FAR	342.41
Commercial FAR	45.91
Proposed FAR Area	388.32
Achieved Net FAR Area (1.74)	388.32
BALANCE FAR AREA (0.01)	1.63
BUILT UP AREA CHECK	
Proposed BuiltUp Area	630.51
Achieved BuiltUp Area	630.51
COLOR INDEX	
EXISTING STREET	
EXISTING BUILDING LINE	
EXISTING (To be retained)	
EXISTING (To be demolished)	
PROPOSED	
ARCH / ENGG / SUPERVISOR (Regd)	OWNER SIGN
SMT. MAMATHA	
OWNER'S NAME:	OWNER'S SIGN
SMT. MAMATHA	
PROJECT DESCRIPTION: -	
PLAN SHOWING THE PROPOSED RESIDENTIAL HOSTEL AND COMMERCIAL (ANCILLARY USE (OFFICE)-AREA LESS THAN 50 SQM) BUILDING ON PROPERTY NO: 10(OLD NO: 189), 5TH MAIN ROAD, 4TH BLOCK JAYANAGAR, BANGALORE, WARD NO: 168(OLD NO: 60), PID NO: 60-155-10, AFTER DISMANTLING THE EXISTING BUILDING	
ARCHITECT:	ARCHITECT SIGN:
S.R.K.SWAMY	
JOB NO.	DRC.NO.
SCALE	DRAWN BY
1:100	CHECKED BY

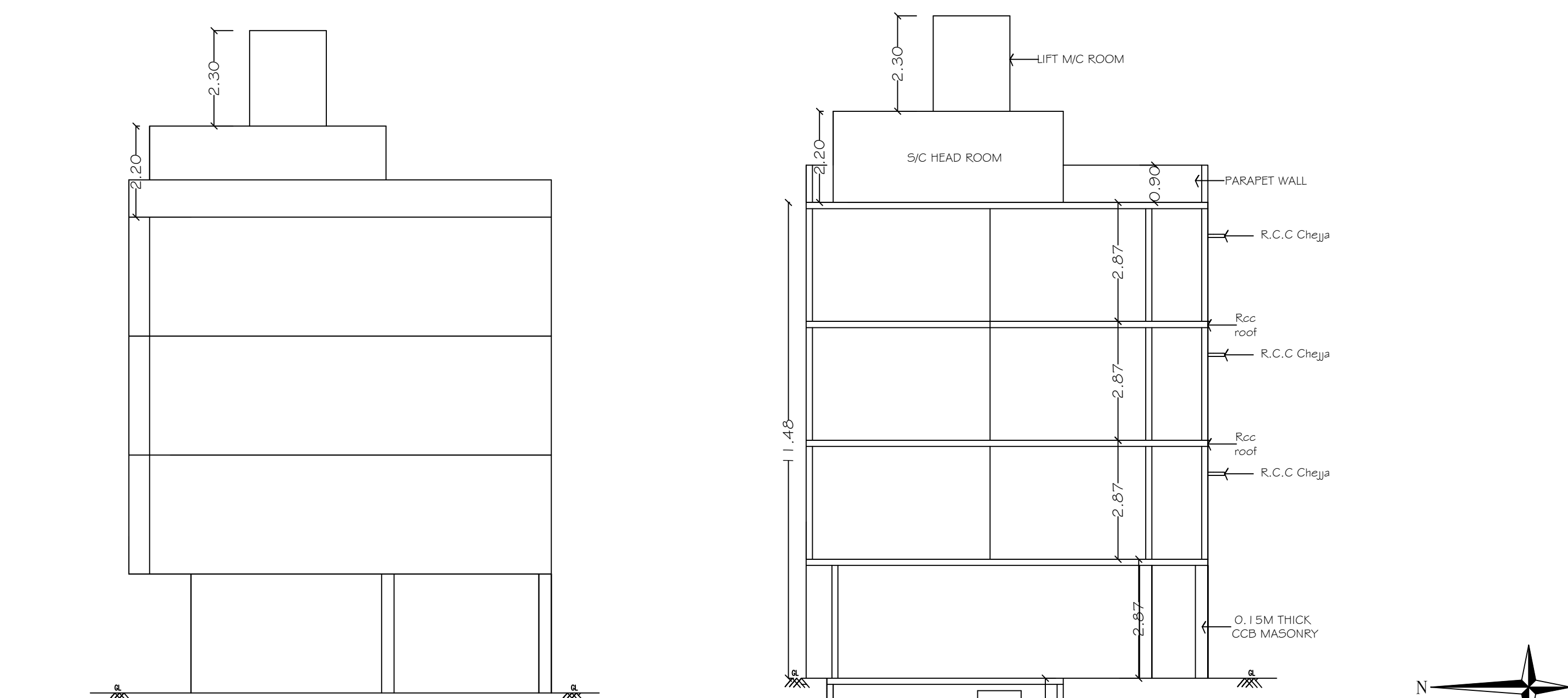
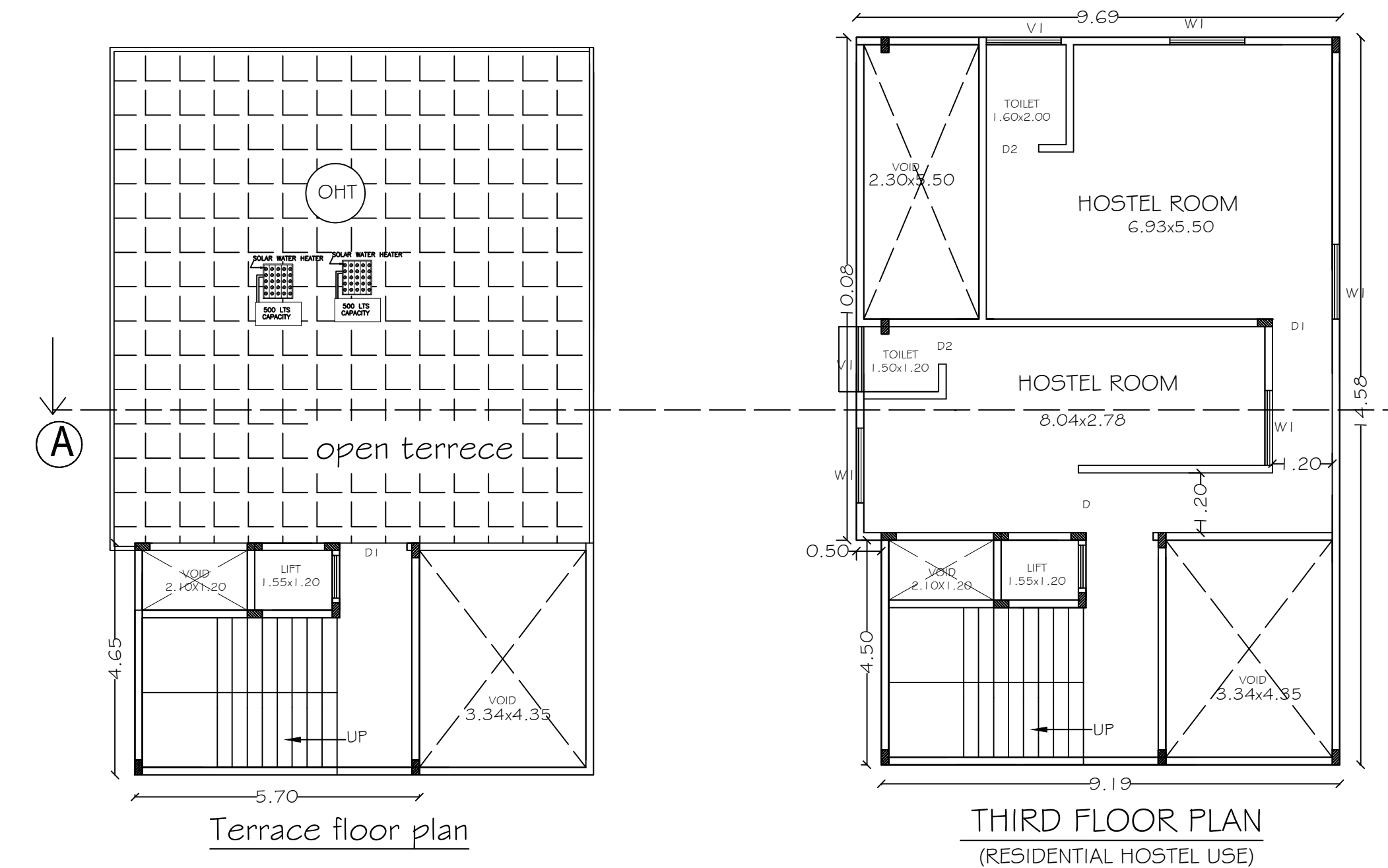
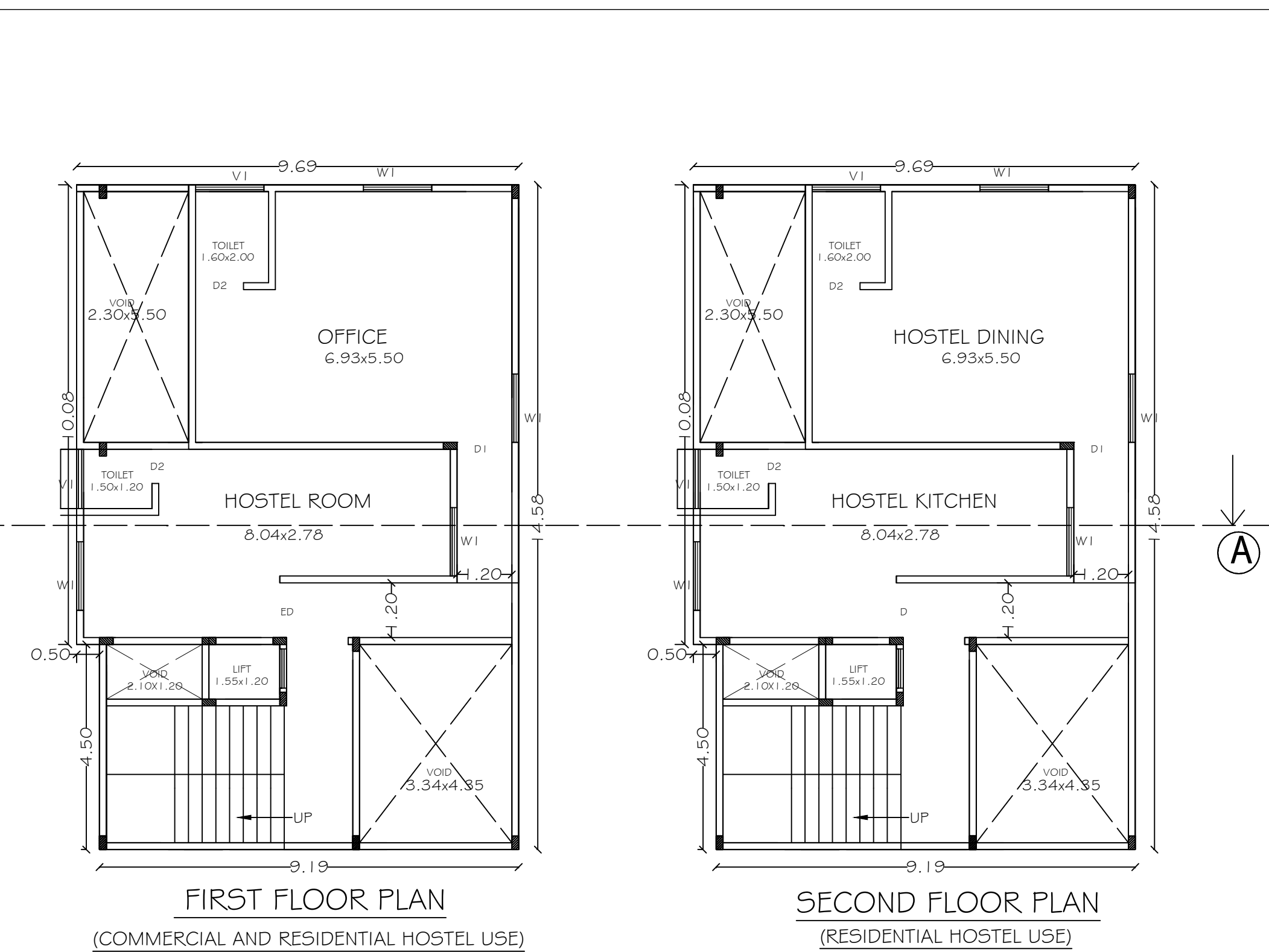
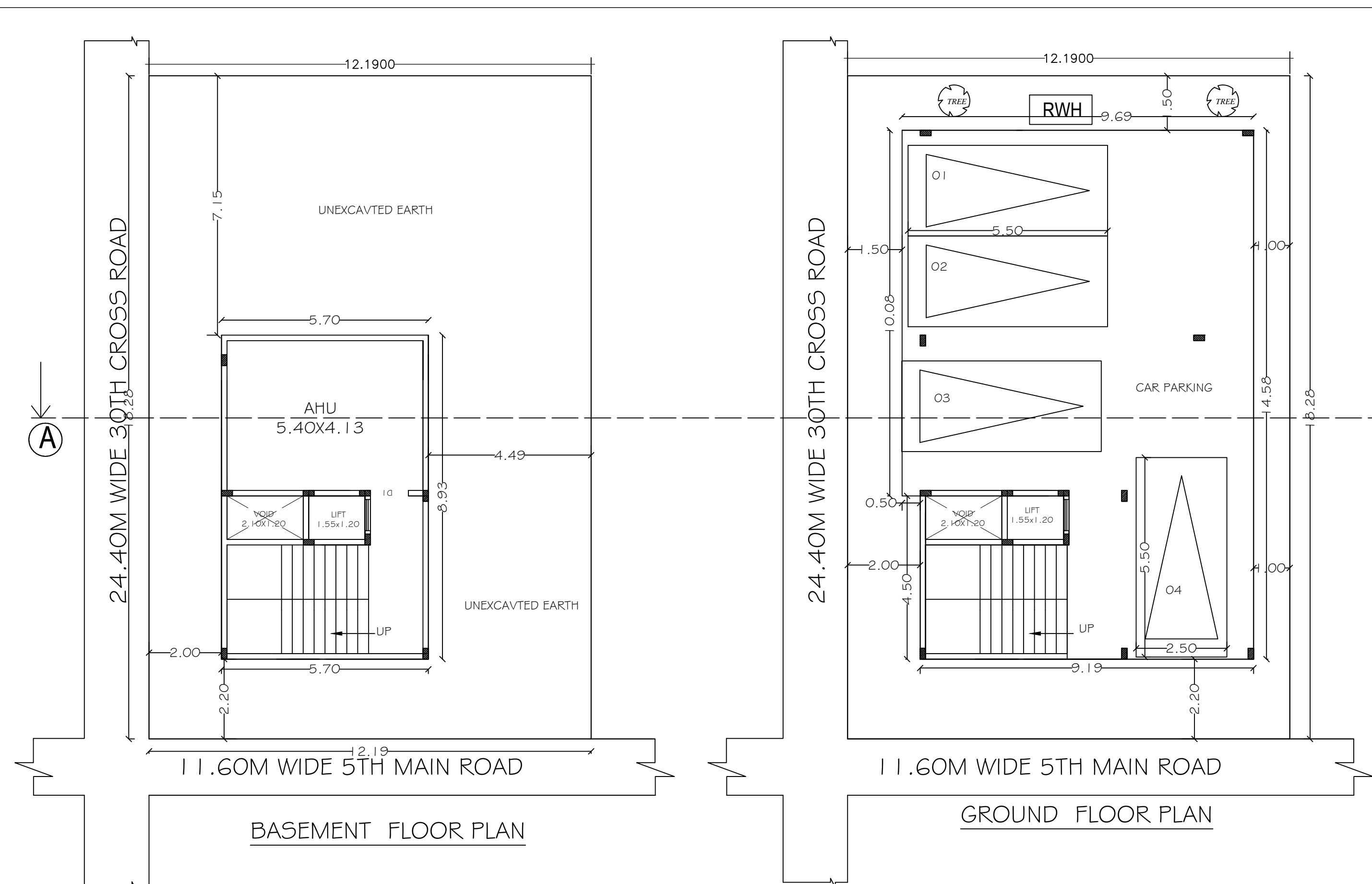
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RES)	Residential	Hostel no. of Rooms 3	Bldg upto 11.5 mt. Ht.	R
	Commercial	Ancillary use Office		

Block Name	Type	SubUse	Area (Sq.mt.)	Units	Reqd./Unit	Car	Reqd.	Prop.
A (RES)	Commercial	Office	> 0	50	41.20	1	1	1
		Hostel	> 0	10	-	1	1	3
		Total	-	-	-	-	2	4

Vehicle Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	2	27.50	4	55.00
Total Car	2	27.50	4	55.00
Other Parking	-	-	-	67.78
Total		27.50		122.78

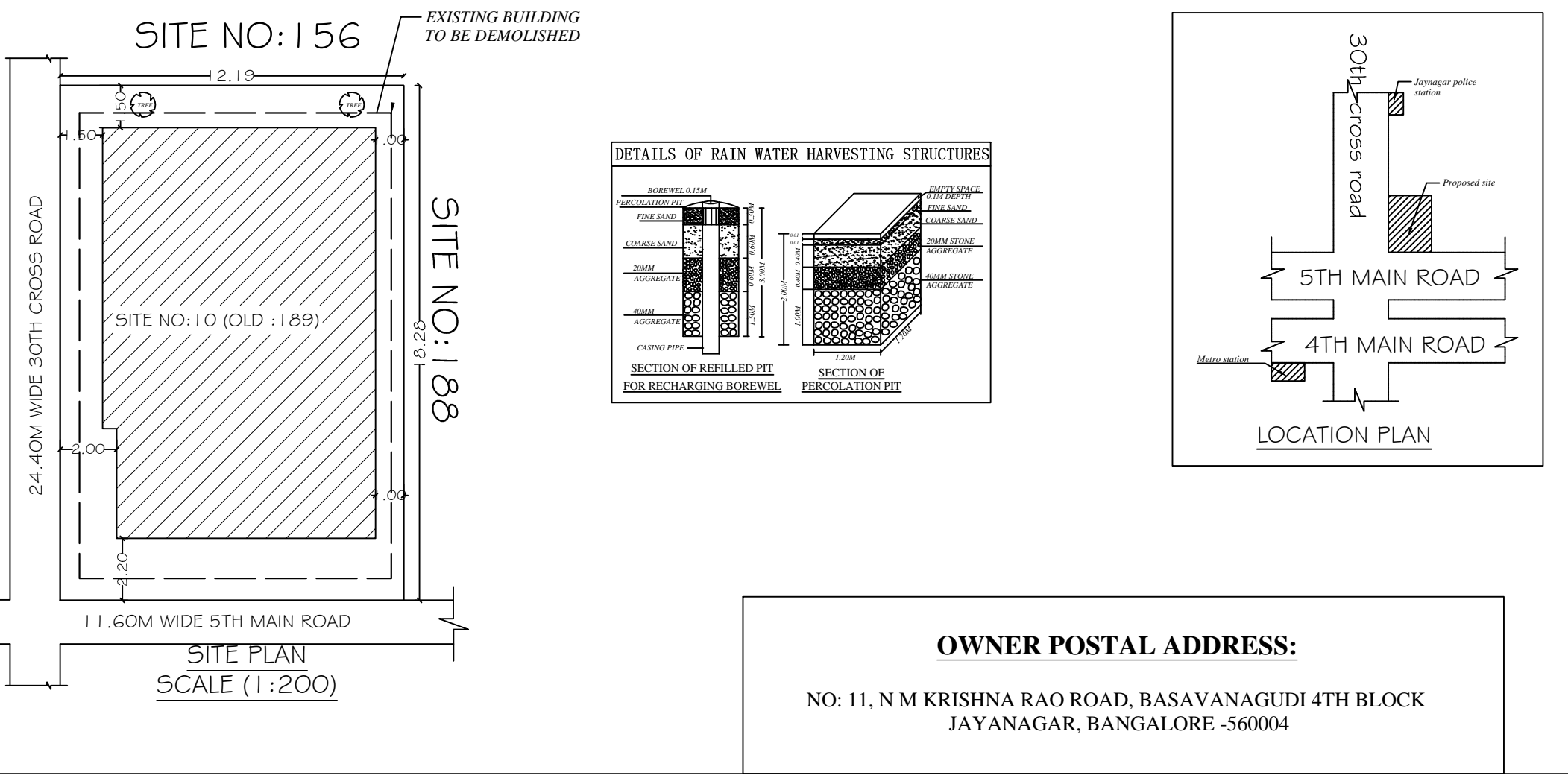
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (R)	D2	1.20	2.10	05
A (R)	D1	1.20	2.10	09
A (RES)	D1	1.20	2.10	03
A (RES)	ED2	1.86	2.10	03
A (RES)	ED1	2.00	2.10	01

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (R)	V1	1.20	1.20	05
A (R)	W1	1.80	2.50	16
A (RES)	W1	1.80	1.80	13



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	Void	Parking	Res.	Commercial
Terrace Floor	23.47	21.61	0.00	1.86	0.00	0.00	0.00	0.00
Third Floor	139.03	0.00	1.86	0.00	27.20	0.00	109.97	0.00
Second Floor	139.03	0.00	1.86	0.00	27.20	0.00	109.97	0.00
First Floor	139.03	0.00	1.86	0.00	27.20	0.00	64.06	45.91
Ground Floor	139.03	0.00	1.86	0.00	2.52	122.78	11.87	0.00
Basement Floor	50.92	0.00	1.86	0.00	2.52	0.00	46.54	0.00
Total:	630.51	21.61	9.30	1.86	86.64	122.78	342.41	45.91

Block	No of Same Bldg	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	Void	Parking	Res.	Commercial
A (R)	1	630.51	21.61	9.30	1.86	86.64	122.78	342.41	45.91
Grand Total:	1	630.51	21.61	9.30	1.86	86.64	122.78	342.41	45.91



OWNER POSTAL ADDRESS:
NO: 11, N M KRISHNA RAO ROAD, BASAVANAGUDI 4TH BLOCK JAYANAGAR, BANGALORE -560004