

ಅಂತರ್ಜಾಲ ತಂತ್ರಾಂಶ ಮುಖಾಂತರ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ನೀಡಿದೆ. ಸಾಮಾನ್ಯ ಪರವಾನಿಗೆ

- NOTE:**
- Plan Sanction is for BASEMENT / GROUND/FIRST/SECOND AND TERRACE FLOORS Only
  - This sanction will not regularise any unauthorised / illegal existing constructions (if any) made previously in the premises.
  - PARTIAL GROUND 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 BWS&D & 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 using 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 If violated, the sanctioned plan automatically stands cancelled/deemed to be withdrawn. 16) The Building should not be occupied without obtaining OCCUPANCY CERTIFICATE from the competent authority.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 ಸ್ಥಿತಿ ಮಾಲೀಕತ್ವದ ಬಗ್ಗೆ ಸರ್ಕಾರದಿಂದಾಗಲೀ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದಿಂದಾಗಲೀ, ಬೆಂಗಳೂರು ಜಲಮಂಡಳಿಯಿಂದಾಗಲೀ ಅಥವಾ ಬೇರೆ ಯಾರಿಂದಲಾದರೂ ತಕರಾರು ಬಂದಲ್ಲಿ, ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ಈ ಮಂಜೂರಾತಿ ನಕ್ಷೆಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗುವುದು.
- 19) ಸ್ಥಿತಿ ಮಾಲೀಕರು ತಮ್ಮ ಕಟ್ಟಡಕ್ಕೆ ಪಡೆಯುವ ಕುಡಿಯುವ ನೀರಿನ ಸಂಪರ್ಕ / ಒಳಚರಂಡಿ / ವಿದ್ಯುತ್ ಸಂಪರ್ಕದ ಕೊಳವೆಗಳನ್ನು / ಕೆಲಬಲಗಳನ್ನು ಕಟ್ಟುನಿಟ್ಟಾಗಿ ಚರಂಡಿಗೆ ಅನುಪ್ಪ ಮಾಡಿಕೊಡುವುದು / ಕೊಂಡೊಯ್ಯುವುದು. ತಪ್ಪಿದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ ಕಾಯ್ದೆ 1976ರ ಅನ್ವಯ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.
- 20) ಸ್ಥಿತಿ ಮಾಲೀಕರು ತಮ್ಮ ನಿವೇಶನದಿಂದ / ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರು ಮತ್ತು ತ್ಯಾಜ್ಯ ನೀರನ್ನು ರಸ್ತೆಗೆ ಹೋಗದಂತೆ, ನಿವೇಶನದ ಮುಂಭಾಗದ ಚರಂಡಿಗೆ ಮೇಲ್ದಾಗಿ ಕಬ್ಬಿಣದ ಗ್ರೇಟಿಂಗ್ ಅಳವಡಿಸಿ ಕಟ್ಟುನಿಟ್ಟಾಗಿ ನೀರನ್ನು ಚರಂಡಿಗೆ ಮೇಲ್ದಾಗಿ ಅನುಪ್ಪ 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 ತಪ್ಪದೆ ಅಳವಡಿಸುವುದು. ತಪ್ಪಿದಲ್ಲಿ ಕಾನೂನು ರೀತ್ಯಾ ಪರವಾನಗಿಯನ್ನು ತಳ್ಳಿಹಿಡಿದು ಹಿಂತೆಗೆಯಲಾಗುವುದು.

- 23) ಸ್ಥಿತಿ ಮಾಲೀಕರು ತಮ್ಮ ನಿವೇಶನದಿಂದ / ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರನ್ನು ಸಂಗ್ರಹಿಸಿ ಮಳೆ ನೀರಿನ ಕೊಯ್ಯು ಪ್ರದತ್ತಿಯನ್ನು ಕಡ್ಡಾಯವಾಗಿ ಅಳವಡಿಸುವುದು ಮತ್ತು ತ್ಯಾಜ್ಯ ನೀರನ್ನು ರಸ್ತೆಗೆ ಹೋಗದಂತೆ, ನಿವೇಶನದ ಮುಂಭಾಗದ ಚರಂಡಿಗೆ ಮೇಲ್ದಾಗಿ ಕಬ್ಬಿಣದ ಗ್ರೇಟಿಂಗ್ ಅಳವಡಿಸಿ ಕಟ್ಟುನಿಟ್ಟಾಗಿ ನೀರನ್ನು ಚರಂಡಿಗೆ ಹೋಗಲು ಅನುಪ್ಪ 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.

25) THIS PLAN STANDS VALID, ONLY AFTER TAKEN UP ADDITIONAL AND ALTERATION WORK TO THE EXISTING BUILDING AS SHOWN IN THIS DRAWING.

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

LP No: **Ad.com/SUT /0695/18-19**

Valid From \_\_\_\_\_ to \_\_\_\_\_

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

AREA STATEMENT (BMP)		VERSION NO. : 1.03
PROJECT DETAIL:		VERSION DATE: 01/11/2018
Authority: BBMP	Plot Use: Residential	
Inward No: BBMP/Ad.com/SUT/0695/18-19	Plot Sub Use: Bungalow	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No: 23	
Nature of Sanction: Addition or Extension	PID No. (As per Khata Extract): 50-75-23	
Location: Ring-II	Locality / Street of the property: PATALAMMA TEMPLE ROAD BANGALORE.	
Building Line Specified as per Z.R. NA		
Zone: South		
Ward: Ward-153		
Planning District: 210-Jayanagar		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	445.79
NET AREA OF PLOT	(A-Deductions)	445.79
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		289.76
Proposed Coverage Area (63.55 %)		283.30
Achieved Net coverage area (63.55 %)		283.30
Balance coverage area left (1.45 %)		6.48
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		1003.03
Additional F.A.R. within Ring II (for amalgamated plot -)		0.00
Allowable FAR Area (100% of Perm FAR)		0.00
Allowable max. F.A.R. Plot within 150 Mtr radius of Metro station (-)		0.00
Total Perm. FAR area (2.25)		1003.03
Residential FAR		186.39
Existing Residential FAR		632.65
Proposed FAR Area		819.04
Achieved Net FAR Area (1.84)		819.04
Balance FAR Area (0.41)		183.99
BUILT UP AREA CHECK		
Proposed Built-Up Area		273.15
Existing Built-Up Area		632.65
Achieved Built-Up Area		905.80

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

ARCH / ENGG / SUPERVISOR (Regd)	OWNER SIGN
Sri.C.M.AHAMAD PASHA	

OWNER'S NAME:	OWNER'S SIGN
Sri.C.M.AHAMAD PASHA	

PROJECT DESCRIPTION::	
ADDITION & ALTERATION TO THE EXISTING BASEMENT, GROUND AND FIRST FLOOR AND PROPOSED SECOND FLOOR BUILDING ON PROPERTY NO.23,PATALAMMA TEMPLE ROAD, BANGALORE, WARD NO-153(OLD NO. 50), PID NO.50-75-23.	
ARCHITECT:	ARCHITECT SIGN:
VIDYA N S	
JOB NO.	DRG.NO.
SCALE	DRAWN BY
1:100	
CHECKED BY	

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A1 (RESI)	Residential	Bungalow	Bldg upto 11.5 m. Ht.	R

Required Parking (Table 7a)						
Block Name	Type	SubUse	Area (Sq.mt)	Units	Car	Prop.
A1 (RESI)	Residential	Bungalow	675.01 - 825	1	5	5
Total:					5	5

Parking Check (Table 7b)						
Vehicle Type	Reqd.		Achieved			
	No.	Area (Sq.mt)	No.	Area (Sq.mt)		
Car	5	68.75	5	68.75		
Total Car	5	68.75	5	68.75		
Other Parking						
Total	5	68.75	5	68.75		

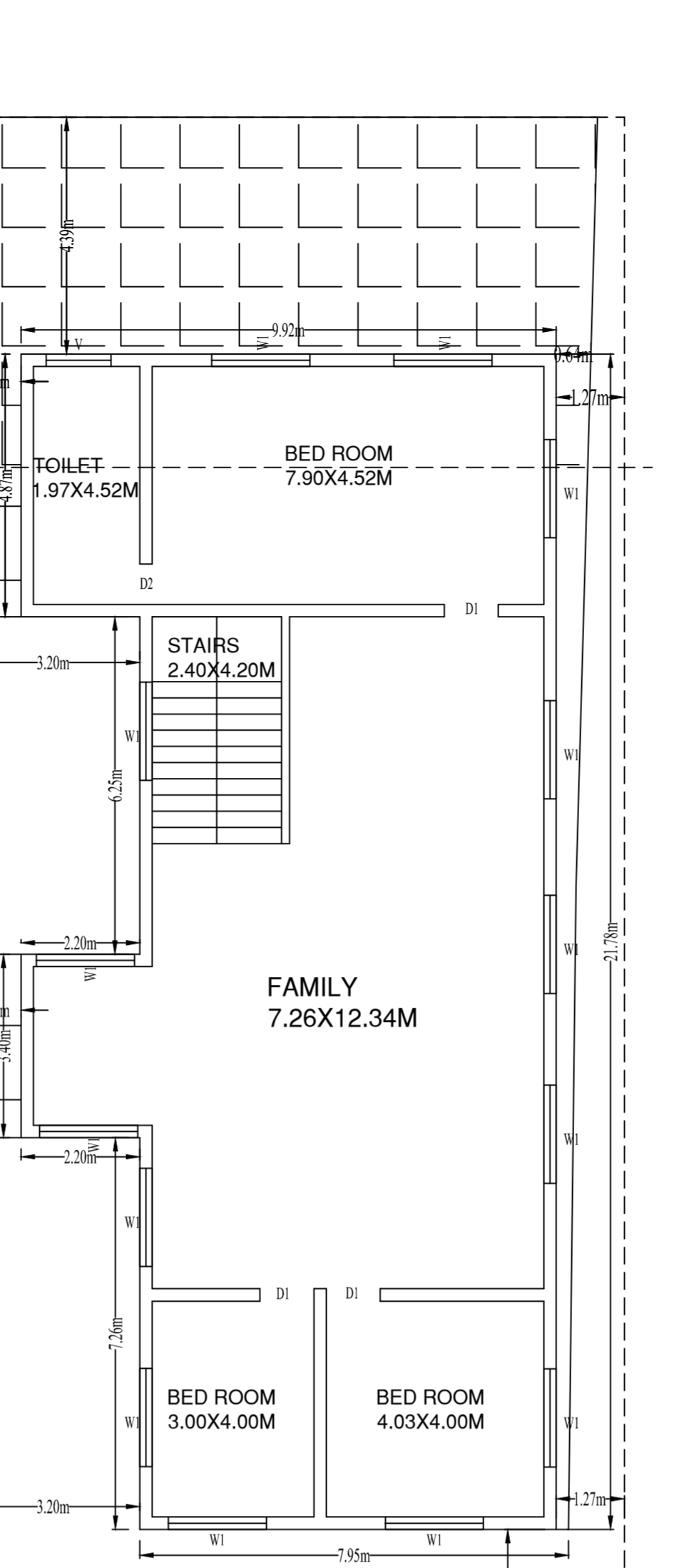
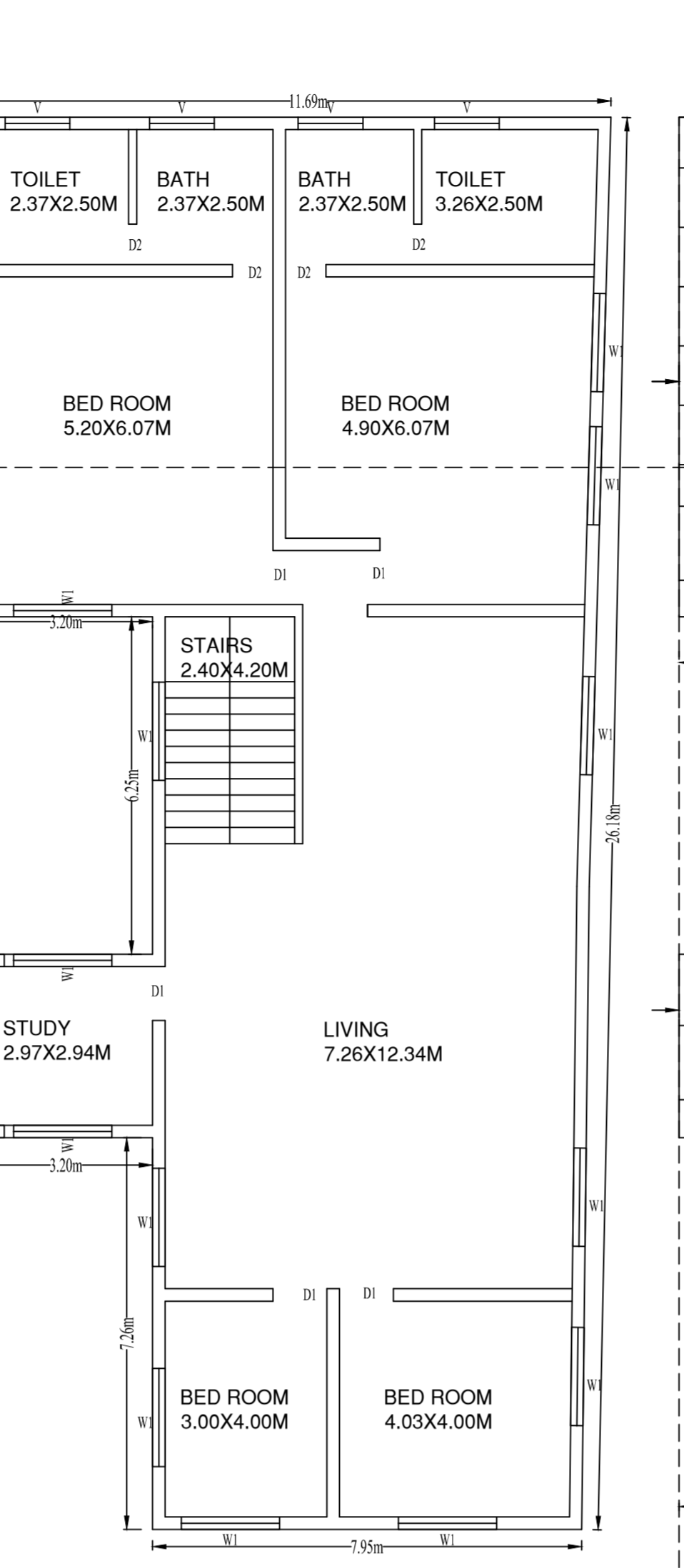
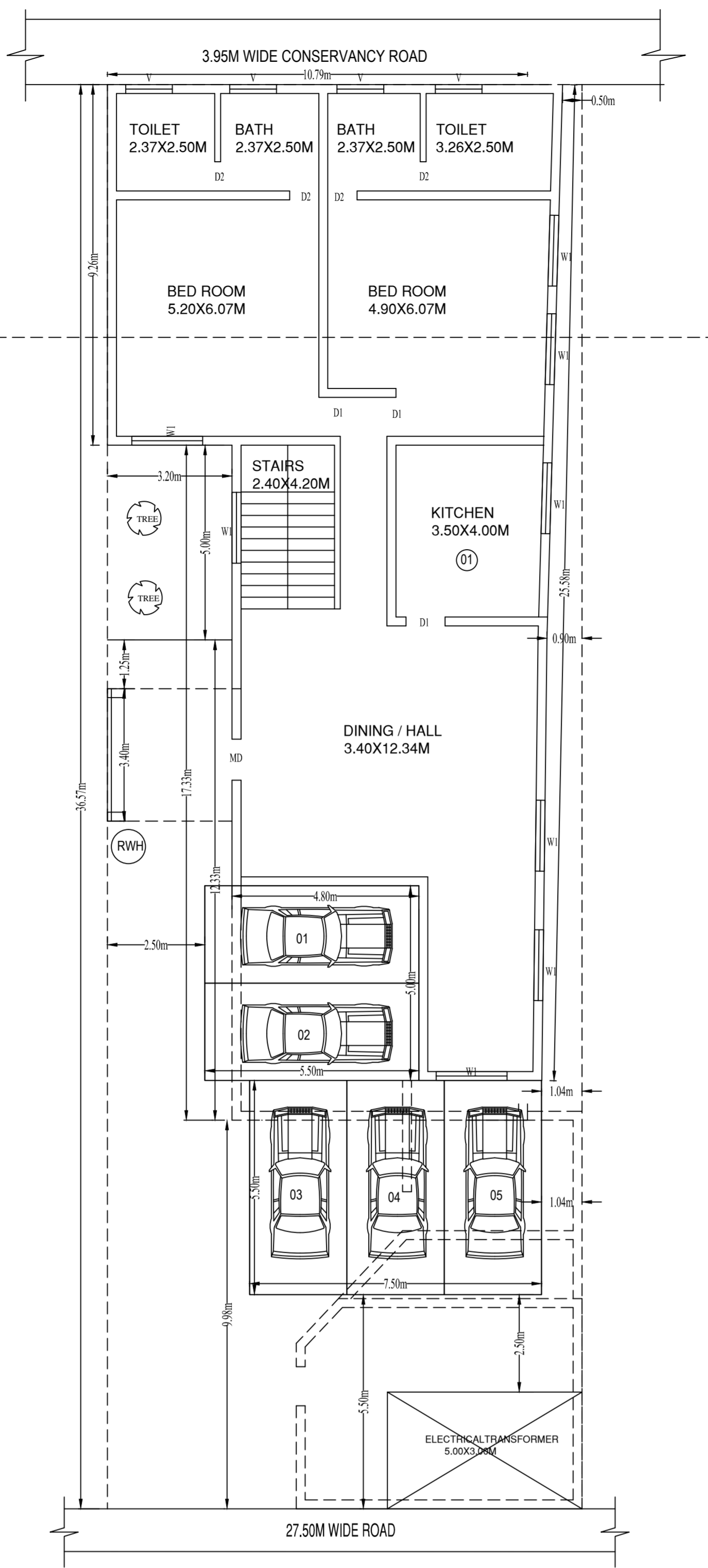
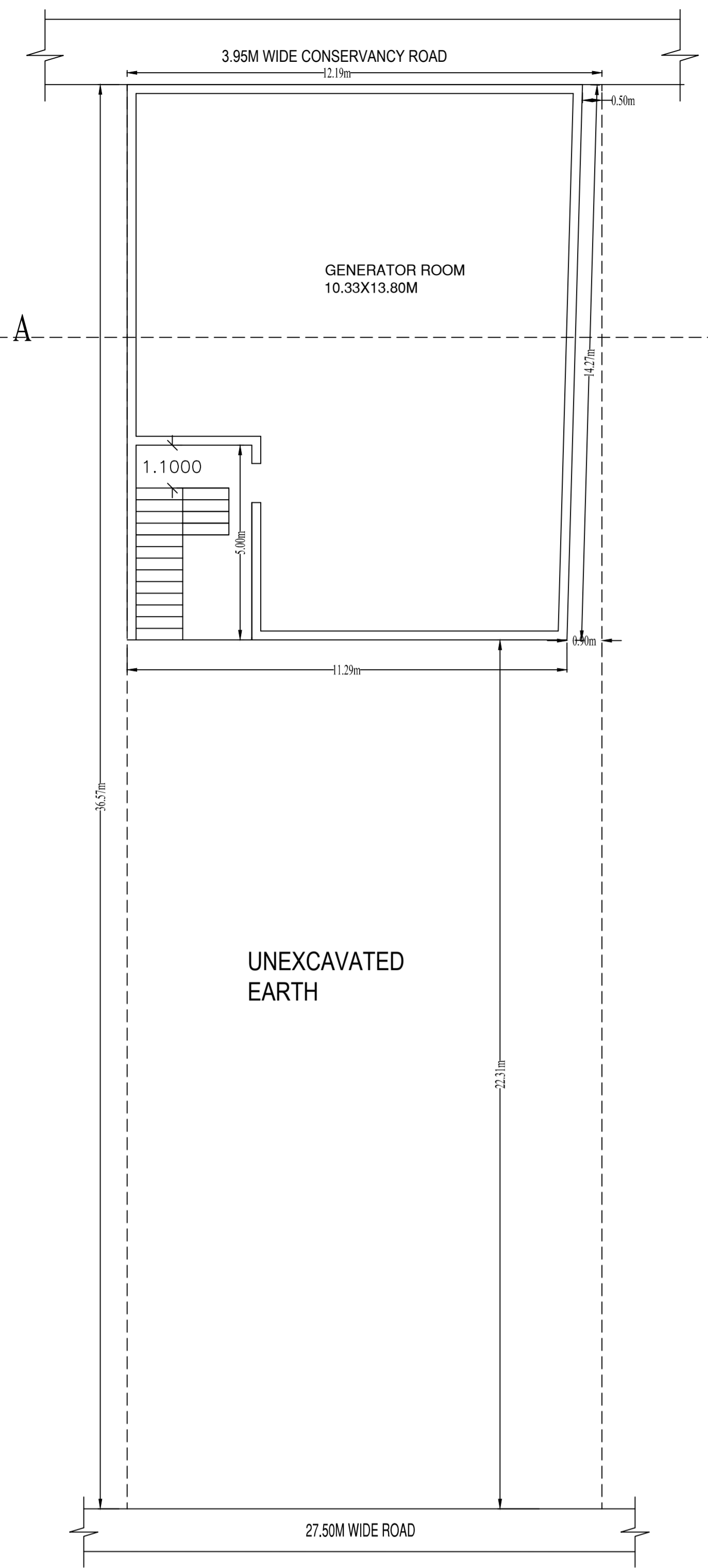
FAR & Tenement Details										
Block	No. of Same Bldg	Total Built Up Area (Sq.mt)	Existing Built Up Area (Sq.mt)	Proposed Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Existing FAR Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Trmt (No.)
A1 (RESI)	1	905.80	632.65	273.15	18.01	68.75	632.65	186.39	819.04	01
Grand Total:	1	905.80	632.65	273.15	18.01	68.75	632.65	186.39	819.04	01

Block :A1 (RESI)									
Floor Name	Total Built Up Area (Sq.mt)	Existing Built Up Area (Sq.mt)	Proposed Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Existing FAR Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Trmt (No.)
Terrace	18.01	0.00	18.01	18.01	0.00	0.00	0.00	0.00	00
Second Floor	186.39	0.00	186.39	0.00	0.00	0.00	186.39	186.39	00
First Floor	254.25	254.25	0.00	0.00	0.00	0.00	254.25	254.25	00
Ground Floor	283.30	214.55	68.75	0.00	68.75	214.55	0.00	214.55	01
Basement Floor	163.85	163.85	0.00	0.00	0.00	163.85	0.00	163.85	00
Total:	905.80	632.65	273.15	18.01	68.75	632.65	186.39	819.04	01

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESI)	D2	0.75	2.10	06
A1 (RESI)	D1	0.91	2.10	11
A1 (RESI)	D1	1.00	2.10	01
A1 (RESI)	MD	1.05	2.10	01

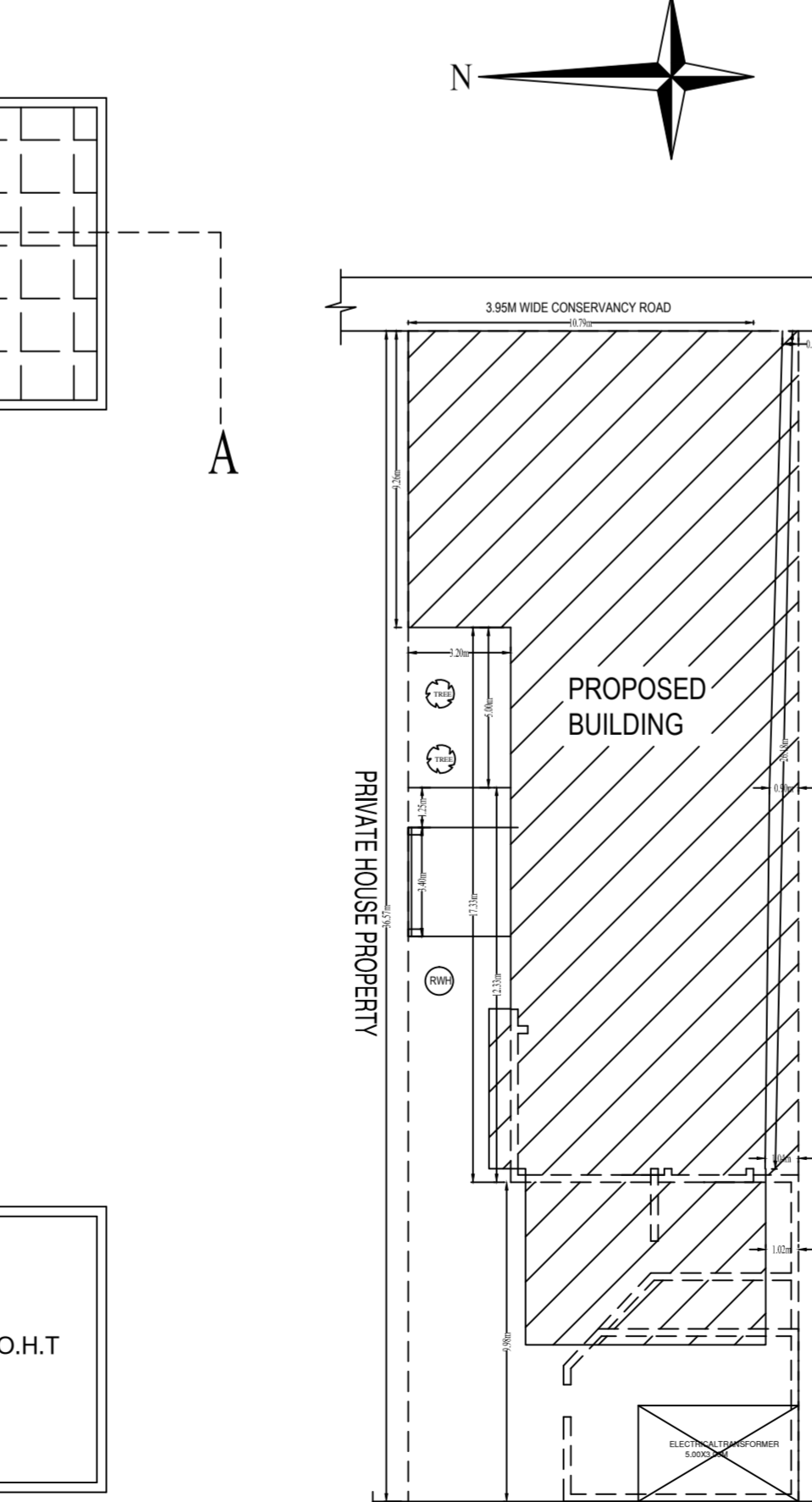
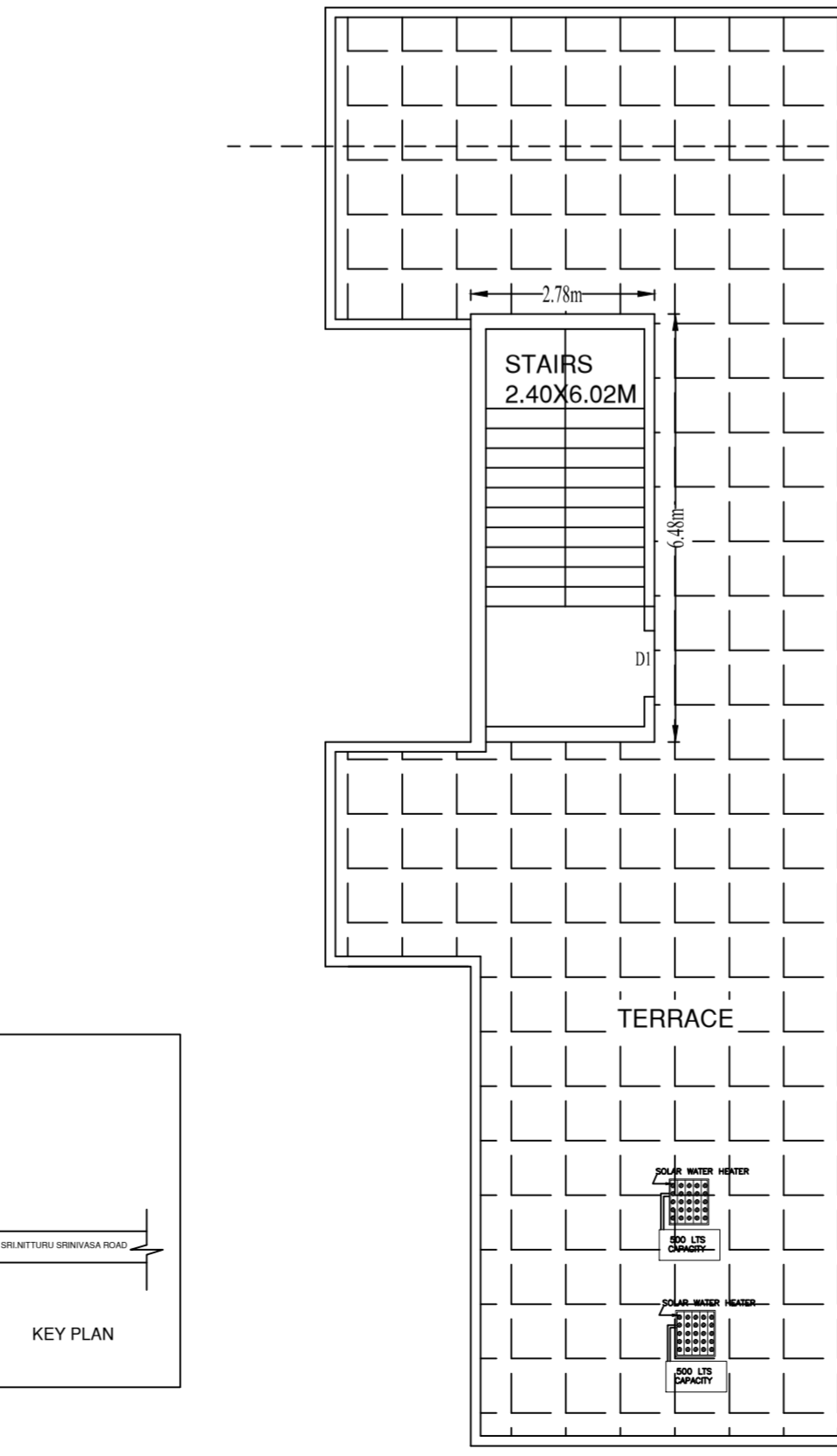
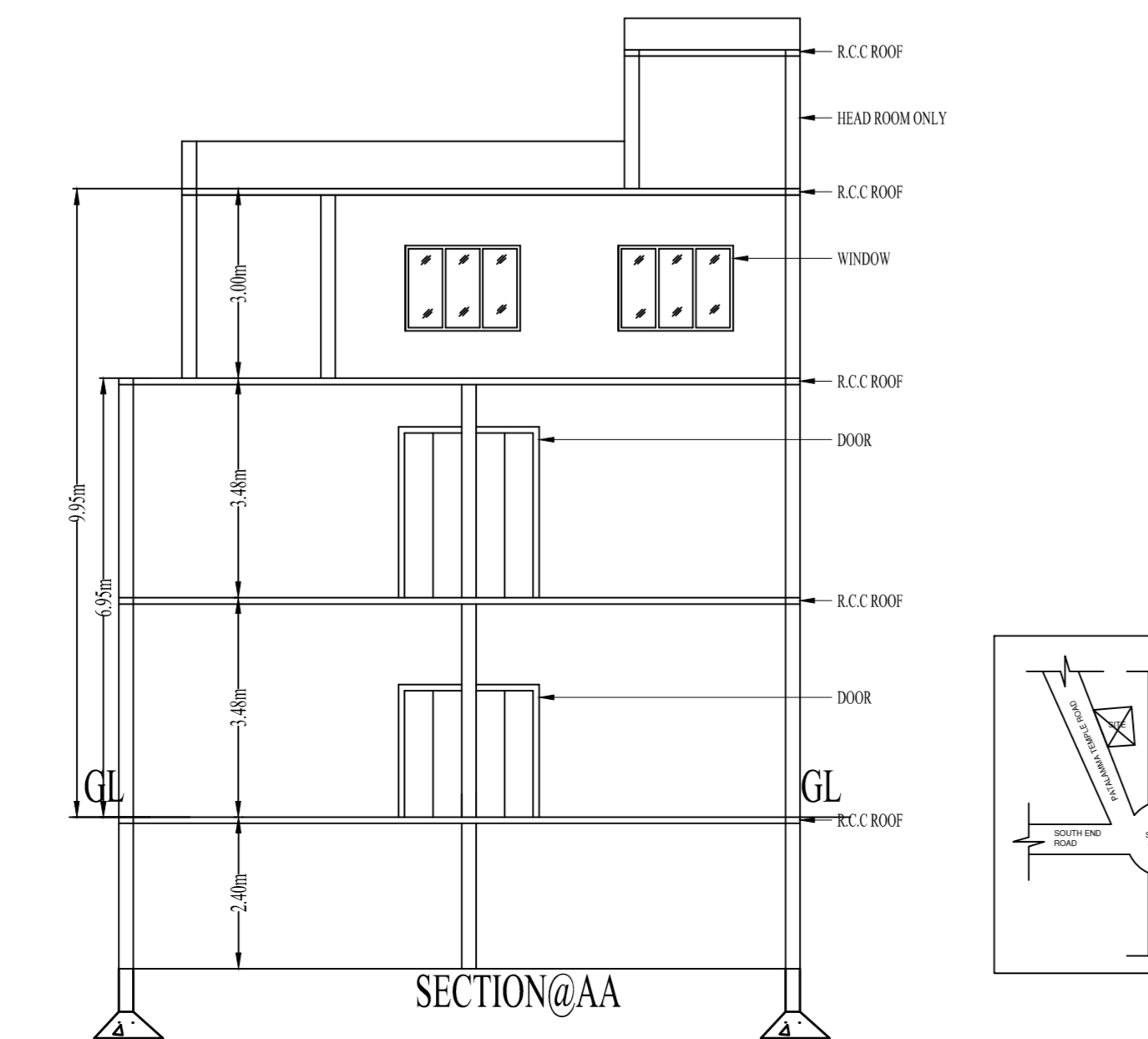
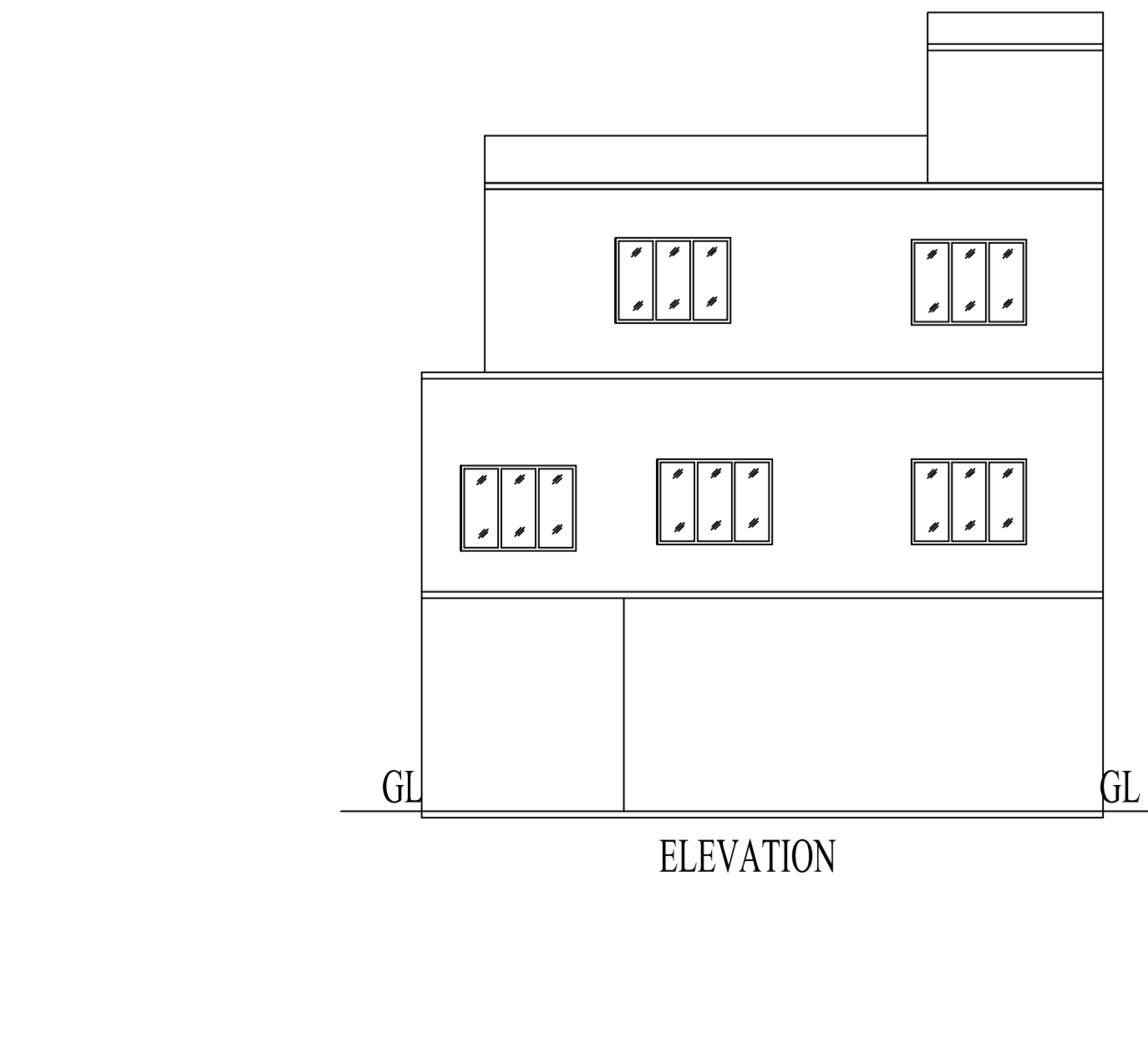
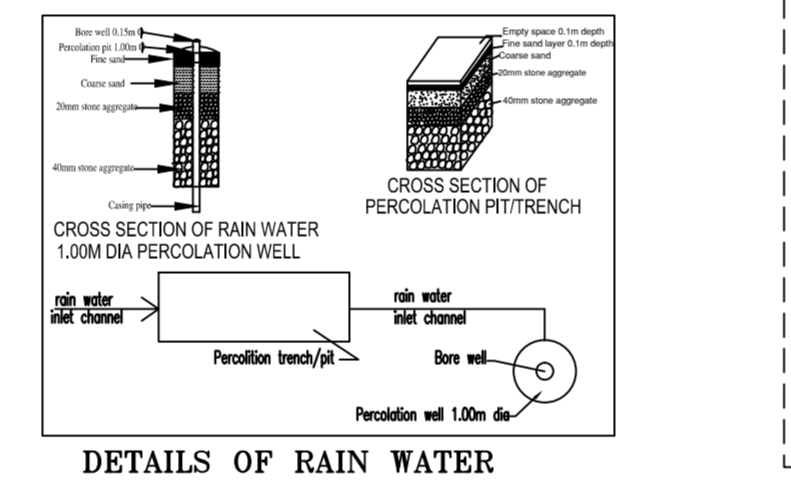
SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESI)	W1	1.31	1.20	01
A1 (RESI)	V	1.50	1.20	11
A1 (RESI)	W1	1.80	1.20	72
A1 (RESI)	W1	3.00	1.20	06
A1 (RESI)	W1	3.00	1.20	06

OWNER POSTAL ADDRESS:  
NO.23,PATALAMMA TEMPLE ROAD,BANGALORE.



EXISTING FIRST FLOOR PLAN

PROPOSED SECOND FLOOR PLAN



PROPOSED TERRACE FLOOR PLAN

SITE PLAN