

ಅಂತರ್ಜಾಲ ತಂತ್ರಾಂಶ ಮುಖಾಂತರ  
ನಕ್ಷೆ ಮಂಜೂರಾತಿ ನೀಡಿದೆ.  
"ಸಾಮಾನ್ಯ ಪರವಾನಿಗೆ"

NOTE:

- Plan Sanction is for BASEMENT / GROUND/FIRST/SECOND/THIRD 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 BWSB & 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 If violated, the sanctioned plan automatically stands cancelled/deemed to be withdrawn. 16) The Building should not be occupied without obtaining OCCUPANCY CERTIFICATE from the competent authority.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.

"ವಿಶೇಷ ಸೂಚನೆ"  
18) ಈ ಸ್ಥಳದ ಮಾಲೀಕತ್ವದ ಬಗ್ಗೆ ಸರ್ಕಾರದಿಂದಾಗಲಿ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದಿಂದಾಗಲಿ, ಬೆಂಗಳೂರು ಜಲಮಂಡಳಿಯಿಂದಾಗಲಿ ಅಥವಾ ಬೇರೆ ಯಾರಿಂದಲಾದರೂ ತಕರಾರು ಬಂದಲ್ಲಿ, ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ಈ ಮಂಜೂರಾತಿ ನಕ್ಷೆಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗುವುದು.

19) ಸ್ಥಳದ ಮಾಲೀಕರು ತಮ್ಮ ನಿವೇಶನದಿಂದ / ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರು ಮತ್ತು ತ್ಯಾಜ್ಯ ನೀರನ್ನು ರಸ್ತೆಗೆ ಹೋಗದಂತೆ, ನಿವೇಶನದ ಮುಂಭಾಗದ ಚರಂಡಿಗೆ ಮೇಲ್ಭಾಗದಲ್ಲಿ ಕಲ್ಲೇಡದ ಗೇಟುಗಳ ಅಳವಡಿಸಿ ಕಟ್ಟುನಿಟ್ಟಾಗಿ ನೀರನ್ನು ಚರಂಡಿಗೆ ಹೋಗಲು ಅನುವು ಮಾಡಿಕೊಡುವುದು. ತಪ್ಪಾದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ ನಿಯಮಾವಳಿ 1976ರ ಪ್ರಕಾರ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.

20) ಸ್ಥಳದ ಮಾಲೀಕರು ತಮ್ಮ ನಿವೇಶನದಿಂದ/ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರು ಮತ್ತು ತ್ಯಾಜ್ಯ ನೀರನ್ನು ರಸ್ತೆಗೆ ಹೋಗದಂತೆ, ನಿವೇಶನದ ಮುಂಭಾಗದ ಚರಂಡಿಗೆ ಮೇಲ್ಭಾಗದಲ್ಲಿ ಕಲ್ಲೇಡದ ಗೇಟುಗಳ ಅಳವಡಿಸಿ ಕಟ್ಟುನಿಟ್ಟಾಗಿ ನೀರನ್ನು ಚರಂಡಿಗೆ ಹೋಗಲು ಅನುವು ಮಾಡಿಕೊಡುವುದು. ತಪ್ಪಾದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ ನಿಯಮಾವಳಿ 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 ಛಾಂ - 3 ರ ಅಡಿಯಲ್ಲಿ ಮತ್ತು ಸುರಕ್ಷತೆಯ ಅಧ್ಯಾಯ 7 ರಿಂದ 25 ರಲ್ಲಿನ ಕುರಿತು ಇರುವ ನಿಯಮಗಳನ್ನು ಪಾಲಿಸತಕ್ಕದ್ದು. ಕಾರ್ಮಿಕ ಕಲ್ಯಾಣ ಇಲಾಖೆಯಿಂದ ನಿಗದಿಪಡಿಸಲಾಗಿರುವ ಸುರಕ್ಷತೆಯ ಕ್ರಮಗಳನ್ನು, ತಪ್ಪದೇ ಅಳವಡಿಸುವುದು. ತಪ್ಪಾದಲ್ಲಿ ಕಾನೂನು ರೀತ್ಯಾ ಪರವಾನಗಿಯನ್ನು ತಕ್ಷಣದಿಂದ ಹಿಂಪಡೆಯಲಾಗುವುದು.

23) ಸ್ಥಳದ ಮಾಲೀಕರು ತಮ್ಮ ನಿವೇಶನದಿಂದ / ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರನ್ನು ಸಂರಕ್ಷಿಸಿ ಮಳೆ ನೀರನ್ನು ಕೊಯ್ಲು ಪದ್ಧತಿಯನ್ನು ಕಡ್ಡಾಯವಾಗಿ ಅಳವಡಿಸುವುದು ಮತ್ತು ತ್ಯಾಜ್ಯ ನೀರನ್ನು ರಸ್ತೆಗೆ ಹೋಗದಂತೆ, ನಿವೇಶನದ ಮುಂಭಾಗದ ಚರಂಡಿಗೆ ಮೇಲ್ಭಾಗದಲ್ಲಿ ಕಲ್ಲೇಡದ ಗೇಟುಗಳ ಅಳವಡಿಸಿ ಕಟ್ಟುನಿಟ್ಟಾಗಿ ನೀರನ್ನು ಚರಂಡಿಗೆ ಹೋಗಲು ಅನುವು ಮಾಡಿಕೊಡುವುದು. ತಪ್ಪಾದಲ್ಲಿ 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/TILT 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.

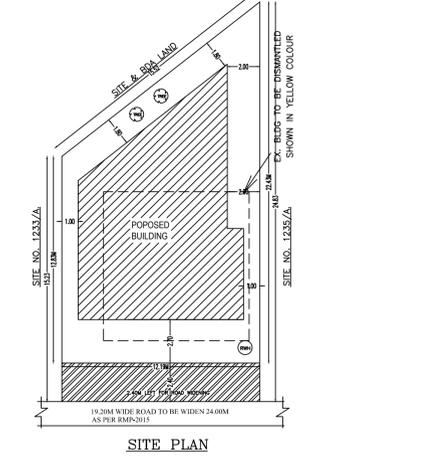
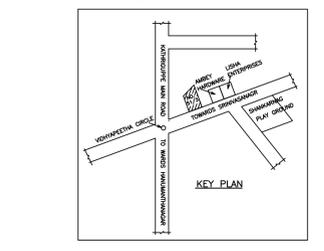
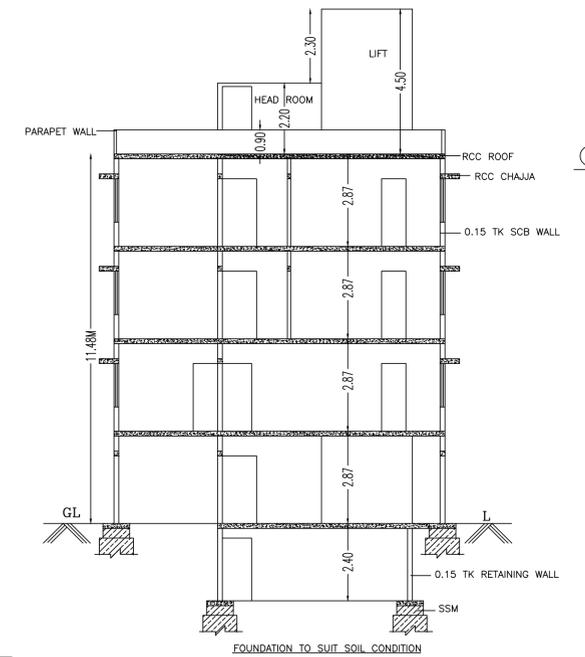
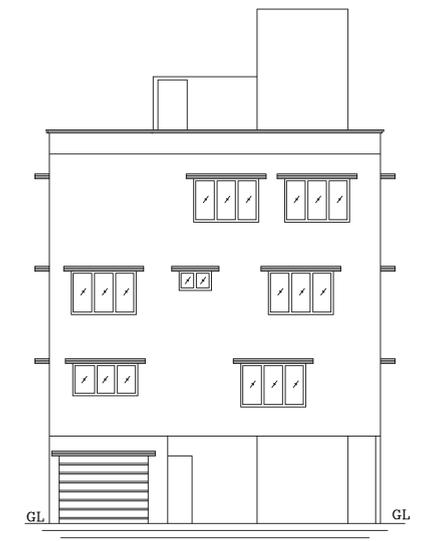
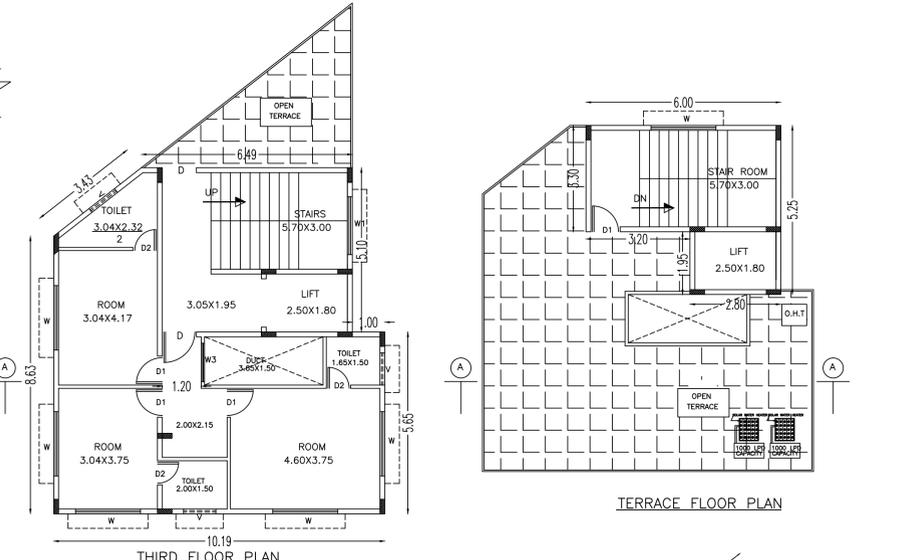
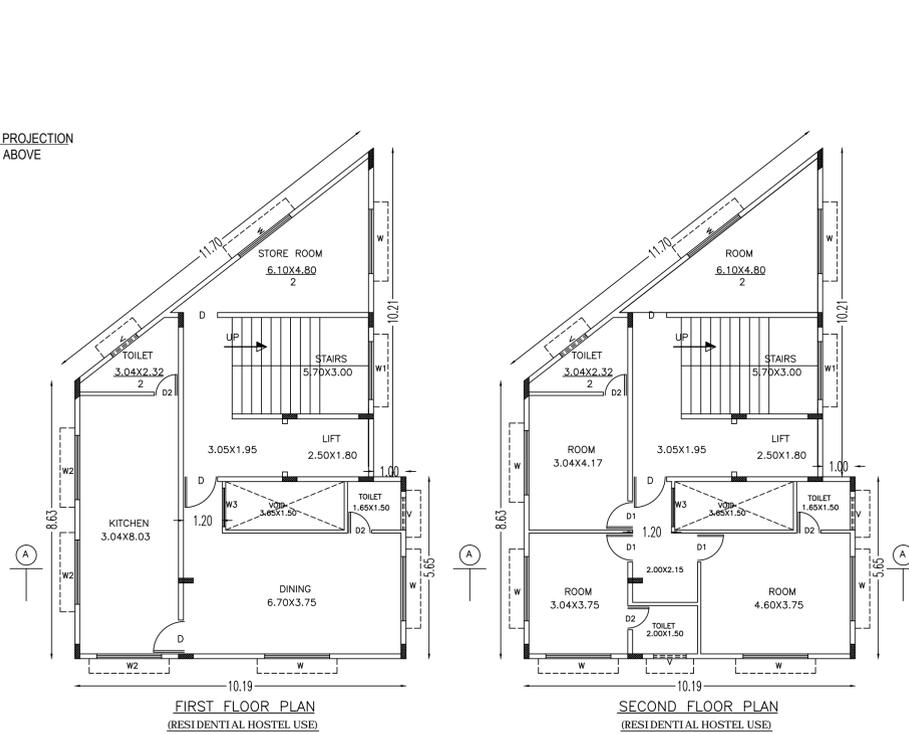
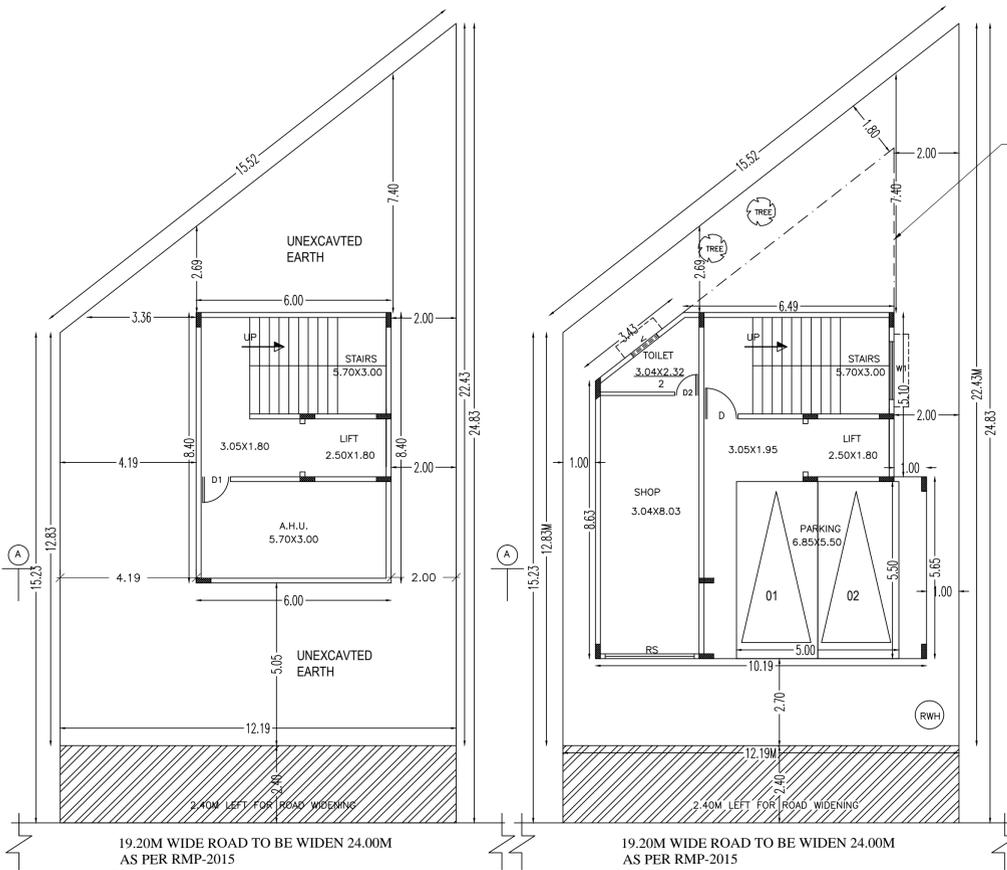
THIS PLAN STANDS VALID, ONLY AFTER DISMANTLING THE EXISTING BUILDING AS SHOWN IN THIS DRAWING.

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

LP No: **Ad.com/SUT /0713/18-19**

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

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



Block :A (Dr ARCHANA AND Dr MANOJ KUMAR S)

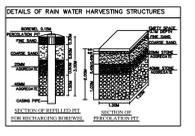
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)
		StairCase	Lift	Lift Machine	Void	Parking	Resi.	Commercial	
Terrace Floor	25.26	20.76	0.00	4.50	0.00	0.00	91.60	0.00	0.00
Third Floor	101.58	0.00	4.50	0.00	5.48	0.00	108.25	0.00	108.25
Second Floor	118.23	0.00	4.50	0.00	5.48	0.00	108.25	0.00	108.25
First Floor	118.23	0.00	4.50	0.00	5.48	0.00	108.25	0.00	108.25
Ground Floor	101.58	0.00	4.50	0.00	0.00	43.77	20.27	33.04	53.31
Basement Floor	50.40	0.00	4.50	0.00	0.00	0.00	45.90	0.00	45.90
Total	515.28	20.76	22.50	4.50	16.44	43.77	374.27	33.04	407.31

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (Dr ARCHANA AND Dr MANOJ KUMAR S)	V	1.00	0.60	08
A (Dr ARCHANA AND Dr MANOJ KUMAR S)	W3	1.20	1.00	03
A (Dr ARCHANA AND Dr MANOJ KUMAR S)	W1	1.80	1.50	04
A (Dr ARCHANA AND Dr MANOJ KUMAR S)	W2	2.00	1.20	03
A (Dr ARCHANA AND Dr MANOJ KUMAR S)	W	2.00	1.50	20

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (Dr ARCHANA AND Dr MANOJ KUMAR S)	D2	0.75	2.10	06
A (Dr ARCHANA AND Dr MANOJ KUMAR S)	D1	0.90	2.10	05
A (Dr ARCHANA AND Dr MANOJ KUMAR S)	D	1.05	2.10	07
A (Dr ARCHANA AND Dr MANOJ KUMAR S)	RS	2.74	2.10	01



AREA STATEMENT (BBMP)	VERSION NO. 1.0.9
PROJECT DETAIL:	VERSION DATE: 01/11/2018
Authority: BBMP	Plot Use: Residential Hotel & Commercial (20%)
Inward No: BBMP/Ad.Com/SUT/0713/18-19	Plot SubUse: Shop & Residential Hostel
Application Type: General	Land Use Zone: Commercial Axes
Proposal Type: Building Permission	Plot/Sub Plot No.: 51/3 (Old No. 1234/A)
Nature of Sanction: New	Khata No. (As per Khata Extract): 51/3 (Old No. 1234/A)
Location: Ring-II	PID No. (As per Khata Extract): 53-136-51/3
Building Line Specified as per Z.R. NA	Locality / Street of the property: 11th Cross, Ashok Nagar, Bangalore.

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	244.16
Deduction for NetPlot Area		29.26
Road Widening Area		29.26
Total		214.90
NET AREA OF PLOT	(A-Deductions)	214.90
COVERAGE CHECK		
Permissible Coverage area (75.00 %)		161.18
Proposed Coverage Area (47.27 %)		101.58
Achieved Net coverage area (47.27 %)		101.58
Balance coverage area left (27.73 %)		59.60
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		427.28
Additional F.A.R. within Regd. 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)		427.28
Residential FAR		374.27
Commercial FAR		33.04
Proposed FAR Area		407.31
Achieved Net FAR Area (1.67)		407.31
Balance FAR Area (0.08)		19.97
BUILT UP AREA CHECK		
Proposed BuiltUp Area		515.28
Achieved BuiltUp Area		515.28

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

ARCH / ENGG / SUPERVISOR (Regd)	OWNER SIGN
	1)DR. ARCHANA
	2)DR. MANOJ KUMAR. S.

OWNER'S NAME:	OWNER'S SIGN
Dr. ARCHANA & Dr. MANOJ KUMAR. S.	

PROJECT DESCRIPTION::

PLAN SHOWING THE PROPOSED HOSTEL AND COMMERCIAL (ANCILLARY USE (SHOP)-AREA LESS THAN 50 SQM) BUILDING ON PROPERTY NO.51/3(OLD NO. 1234/A), 11TH CROSS, ASHOKNAGAR, BANGALORE. WARD NO. 164(OLD MO. 53), PID NO. 53-136-51/3. AFTER DISMANTLING THE EXISTING BUILDING.

ARCHITECT:	ARCHITECT SIGN:
YAMANNA	

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

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A)	Residential	Hostel no. of Rooms 7	Bldg upto 11.5 mt. HL	R
	Commercial	Ancillary use Office		

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Reqd. Units	Car	Reqd./Unit	Reqd. Prop.
A (A)	Residential	Hostel	> 0	10	1	1	1
		Small Shop	> 0	50	33.04	1	1
		Total:	-	-	-	2	2

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	2	27.50	2	27.50
Total Car	2	27.50	2	27.50
Other Parking	-	-	-	16.27
Total	-	27.50	-	43.77

FAR & Tenement Details

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	Resi.	Commercial	
A (Dr ARCHANA AND Dr MANOJ KUMAR S)	1	515.28	20.76	22.50	4.50	16.44	43.77	374.27	33.04	407.31
Grand Total:	1	515.28	20.76	22.50	4.50	16.44	43.77	374.27	33.04	407.31

OWNER POSTAL ADDRESS:  
NO -119, 4TH CROSS, 4TH MAIN, 4TH PHASE 7TH BLOCK, BSK 3RD STAGE, BANGALORE-560085.