

**ಅಂತರ್ಜಾಲ ತಂತ್ರಾಂಶ ಮುಖಾಂತರ ನಕೆ ಮಂಜೂರಾತಿ ನೀಡಿದೆ.**  
 "ಸಾಮಾನ್ಯ ಪರವಾನಗಿ"

**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.
- BASEMENT/ 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 BWSSB & 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 If violated, the sanctioned plan automatically stands cancelled/deemed to be withdrawn. 16) The Building should not be occupied without obtaining OCCUPANCY CERTIFICATE from the competent authority.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"**

- ಈ ಸುತ್ತಿನ ಮಾರಾಟಕ್ಕಾಗಿ ಸರ್ಕಾರದಿಂದಾಗಿ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದಿಂದಾಗಿ, ಬೆಂಗಳೂರು ಜಲಮಂಡಳದಿಂದಾಗಿ ಅಥವಾ ಬೇರೆ ಯಾರಿಂದಲಾದರೂ ತರಬಾರು ಬಂದಲ್ಲಿ, ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ಈ ಮಂಜೂರಾತಿ ನಕೆಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗುವುದು.
- ಸುತ್ತಿನ ಮಾರಾಟಕ್ಕೆ ತಮ್ಮ ಕಟ್ಟಡಕ್ಕೆ ಪಡೆಯುವ ಕುಡಿಯುವ ನೀರಿನ ಸಂಪರ್ಕ / ಒಳಚರಂಡಿ / ಮಿಷಿನ್ ಕೆಲಸಗಳನ್ನು / ಕೆಲಸಗಳನ್ನು ಕಟ್ಟುವುದಾಗಿ ಚರಂಡಿಯ ತಳ ಭಾಗದಲ್ಲಿಯೇ ಕೊಂಡೊಡಿಸುವುದು. ತಪ್ಪಾದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ. ಕಾಯ್ದೆ 1976ರ ಅನ್ವಯ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.
- ಸುತ್ತಿನ ಮಾರಾಟಕ್ಕೆ ತಮ್ಮ ನಿವೇಶನದಿಂದ/ ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರು ಮತ್ತು ತ್ಯಾಜ್ಯ ನೀರನ್ನು ರಸ್ತೆಗೆ ಹೋಗದಂತೆ, ನಿವೇಶನದ ಮುಂಭಾಗದ ಚರಂಡಿಗೆ ಮೇಲ್ಭಾಗದಲ್ಲಿ ಕಟ್ಟಡದ ಗುಳುಗೆ ಅಳವಡಿಸಿ, ಕಟ್ಟುವುದಾಗಿ ನೀರನ್ನು ಚರಂಡಿಗೆ ಹೋಗಲು ಅನುವು ಮಾಡಿಕೊಡುವುದು. ತಪ್ಪಾದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ. ಕಾಯ್ದೆ 1976ರ ಪ್ರಕಾರ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.
- ಉದ್ದೇಶಿತ ಯೋಜನೆಯಲ್ಲಿ ಕಾರ್ಮಿಕ ನಿರ್ವಹಿಸುವ ಕಾರ್ಮಿಕರನ್ನು, ಕಾರ್ಮಿಕ ಇಲಾಖೆಯ ಕಾರ್ಮಿಕ ಅಧಿಕಾರಿಗಳ ಕಛೇರಿಯಲ್ಲಿ ಕಡ್ಡಾಯವಾಗಿ ನೋಂದಾಯಿಸತಕ್ಕದ್ದು.
- The Building & Other Construction Workers (Regulation of Employment & Conditions of Service) Central Rules 1998 ರ ಛಾನ್ - 3 ರ ಅಡಿಯಲ್ಲಿ ಮತ್ತು ಸುರಕ್ಷತೆಯ ಅಧ್ಯಾಯ 7 ರಿಂದ 25 ರಲ್ಲಿನ ಕುರಿತು ಇರುವ ನಿಯಮಗಳನ್ನು ಪಾಲಿಸತಕ್ಕದ್ದು. ಕಾರ್ಮಿಕ ಕಲ್ಯಾಣ ಇಲಾಖೆಯಿಂದ ನಿಗದಿಪಡಿಸಲಾಗಿರುವ ಸುರಕ್ಷತೆಯ ಕ್ರಮಗಳನ್ನು, ತಪ್ಪದೆ ಅಳವಡಿಸುವುದು. ತಪ್ಪಾದಲ್ಲಿ ಕಾನೂನು ರೀತ್ಯಾ ಪರವಾನಗಿಯನ್ನು ತಕ್ಷಣದಿಂದ ಓಂಪಡೆಯಲಾಗುವುದು.
- ಸುತ್ತಿನ ಮಾರಾಟಕ್ಕೆ ತಮ್ಮ ನಿವೇಶನದಿಂದ / ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರು ಸಂರಕ್ಷಿಸಿ ಮಳೆ ನೀರಿನ ಕೊಯ್ಲು ಪದ್ಧತಿಯನ್ನು ಕಡ್ಡಾಯವಾಗಿ ಅಳವಡಿಸುವುದು ಮತ್ತು ತ್ಯಾಜ್ಯ ನೀರನ್ನು ರಸ್ತೆಗೆ ಹೋಗದಂತೆ, ನಿವೇಶನದ ಮುಂಭಾಗದ ಚರಂಡಿಗೆ ಮೇಲ್ಭಾಗದಲ್ಲಿ ಕಟ್ಟಡದ ಗುಳುಗೆ ಅಳವಡಿಸಿ, ಕಟ್ಟುವುದಾಗಿ 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/SILT 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.**

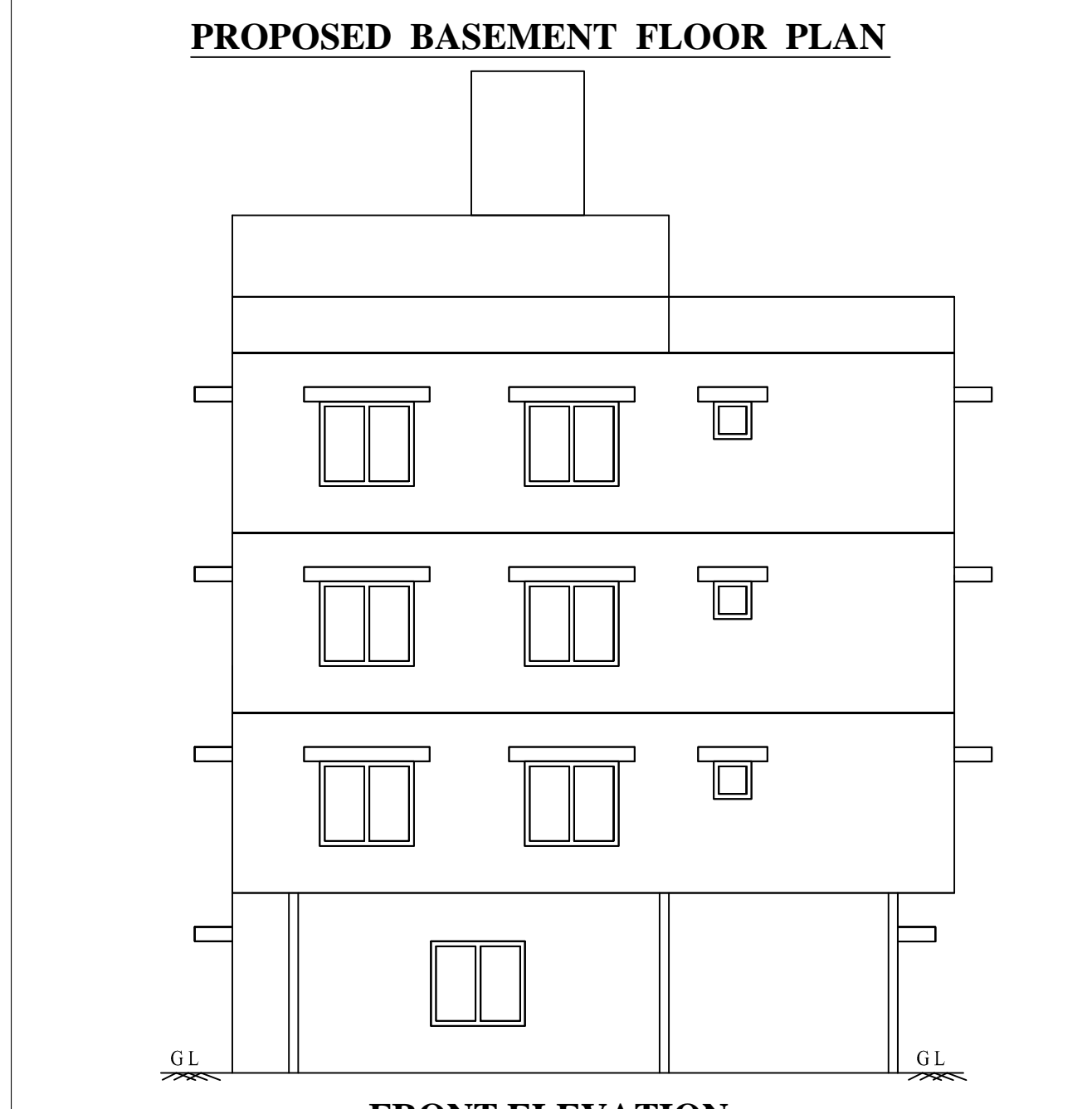
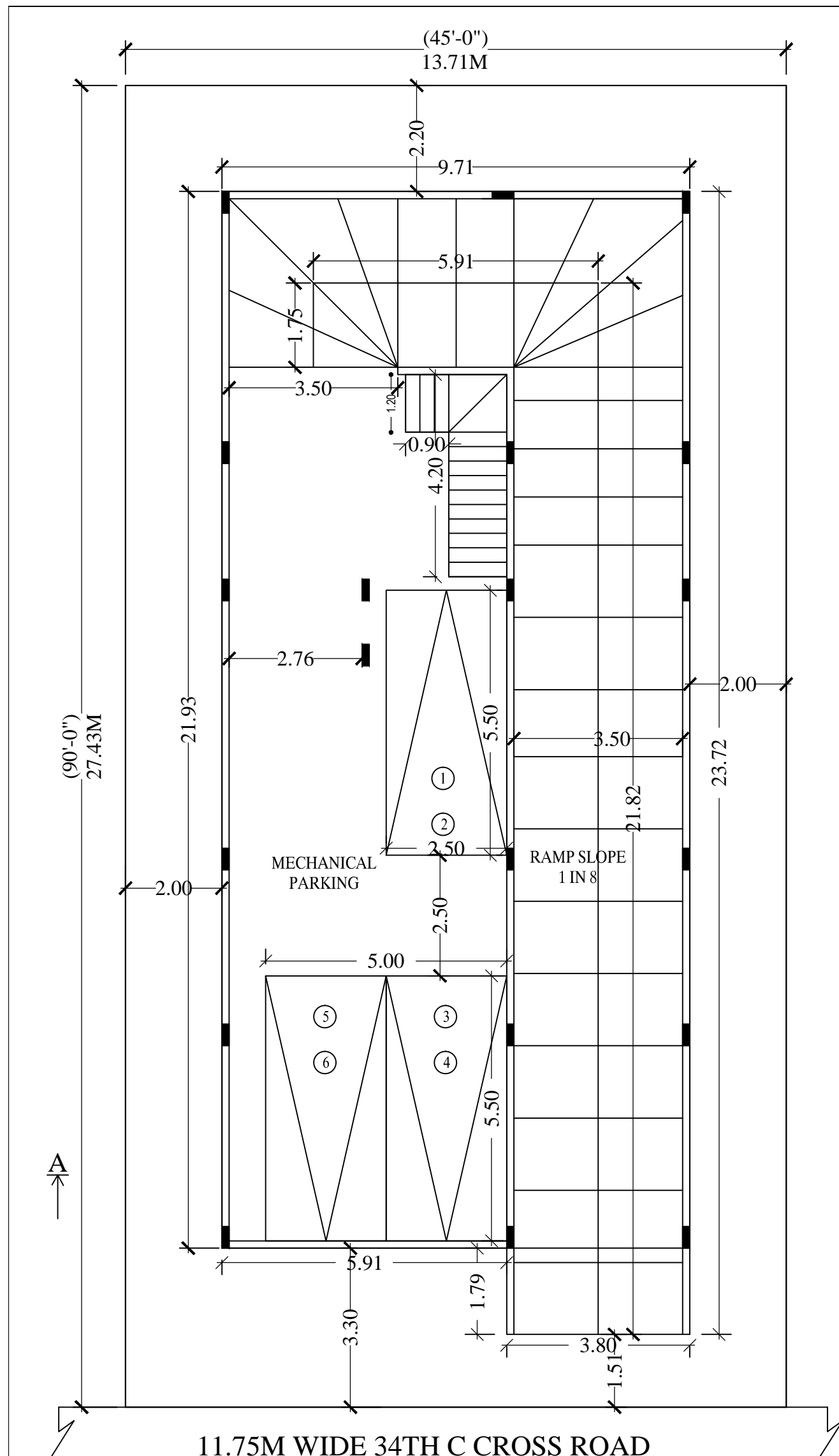
THIS PLAN STANDS VALID, ONLY AFTER DISMANTLING THE EXISTING BUILDING AS SHOWN IN THIS DRAWING.

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

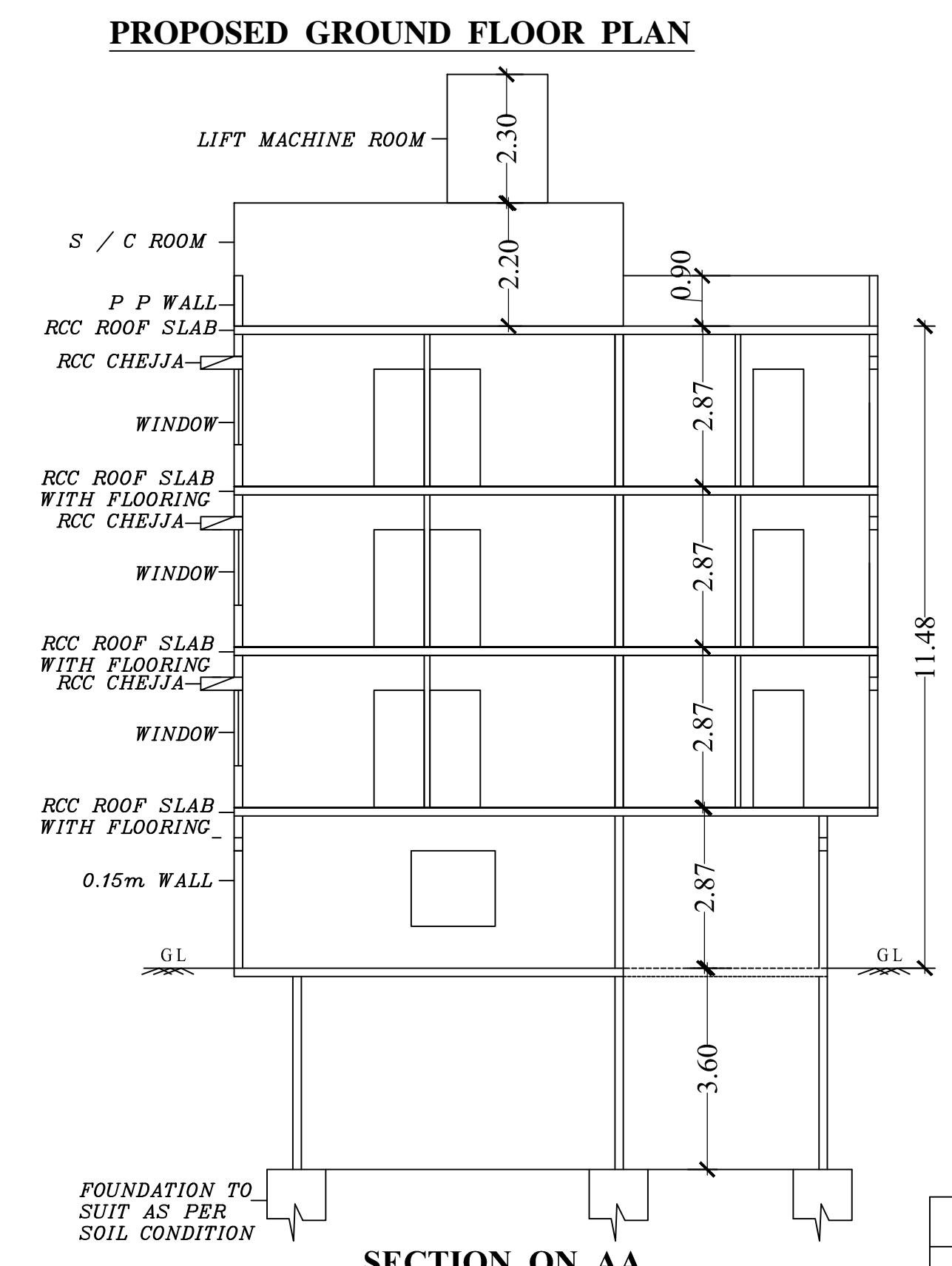
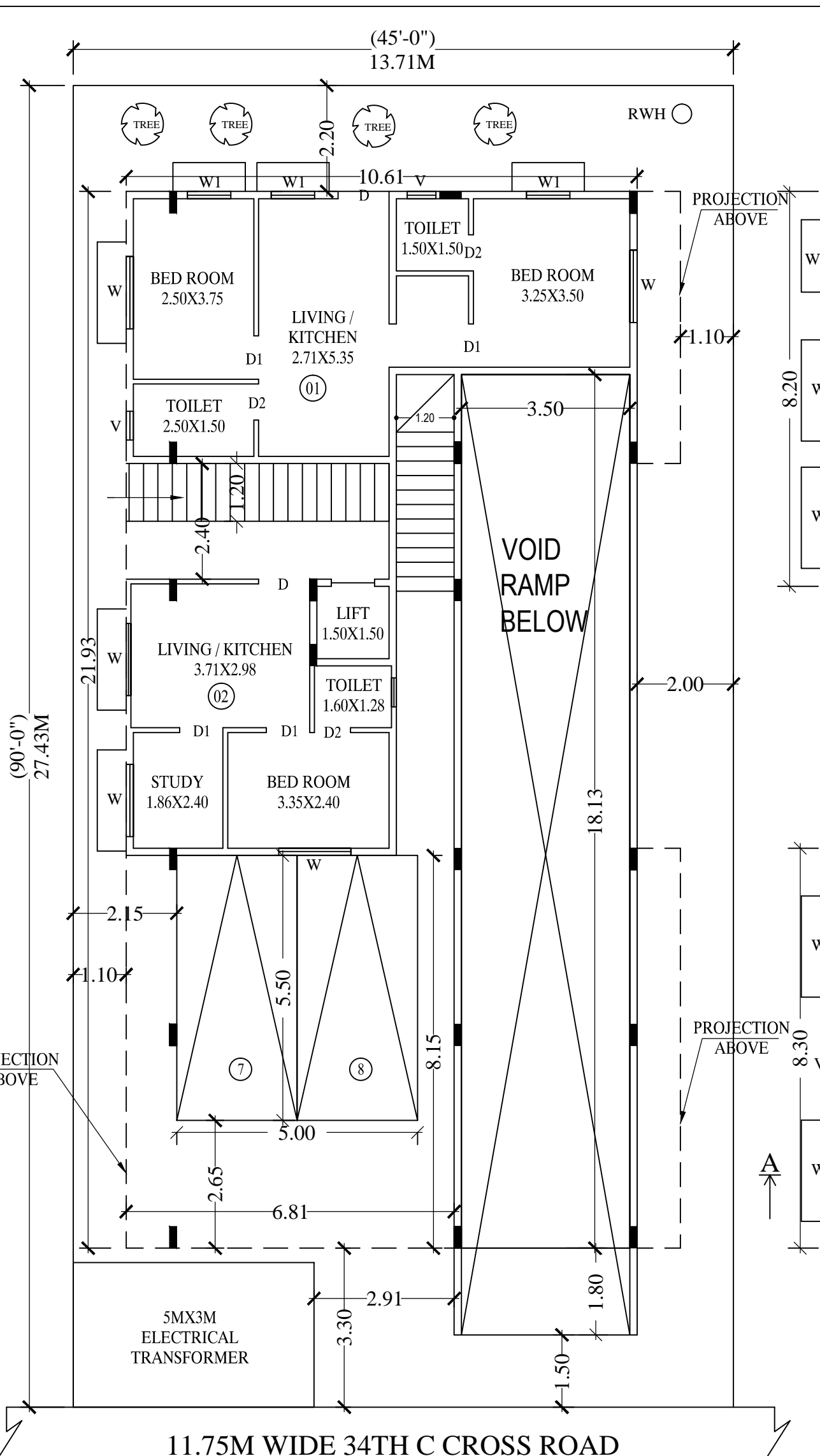
LP No: **Ad.com/SUT /0776/18-19**

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

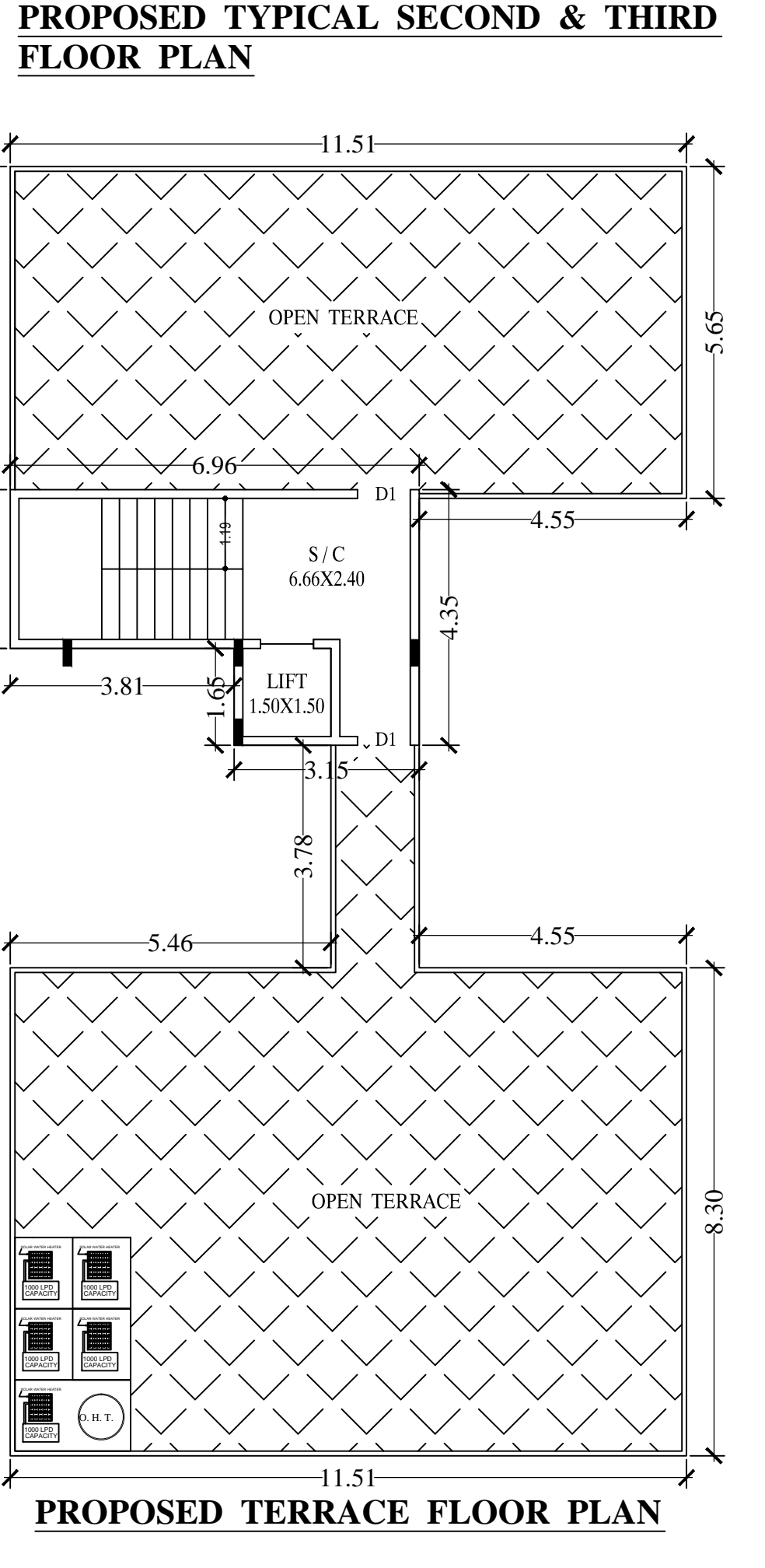
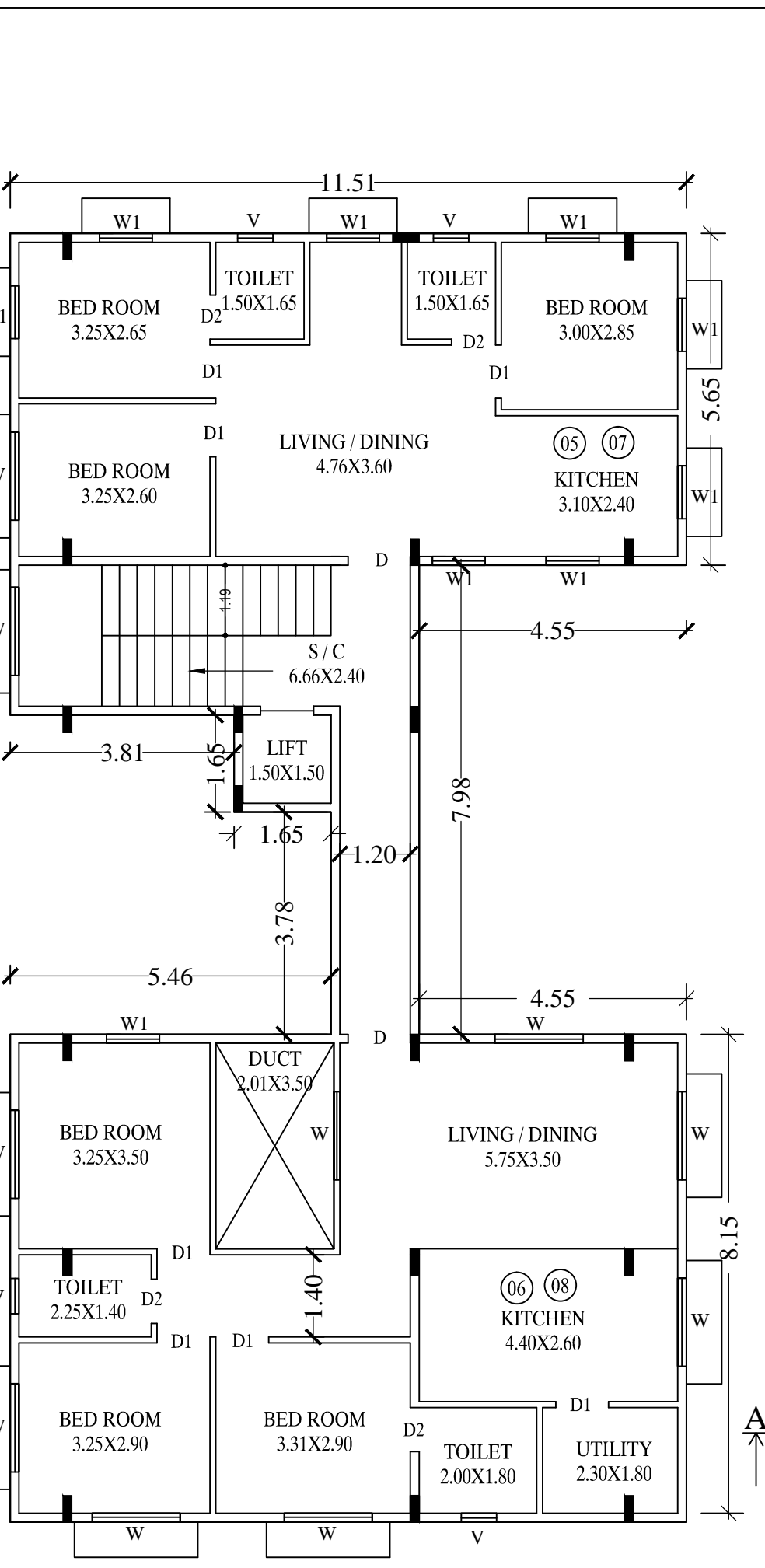
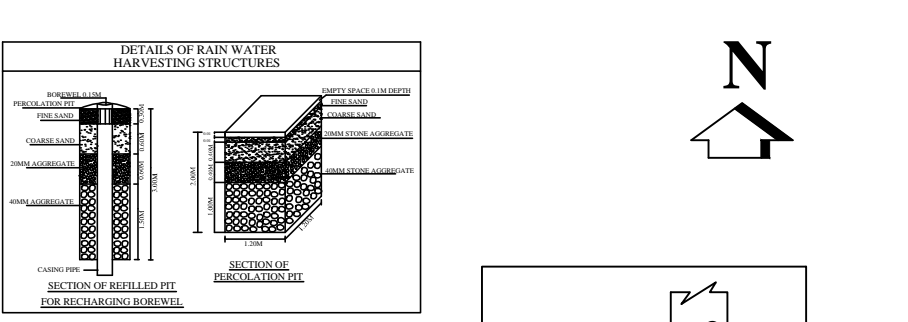
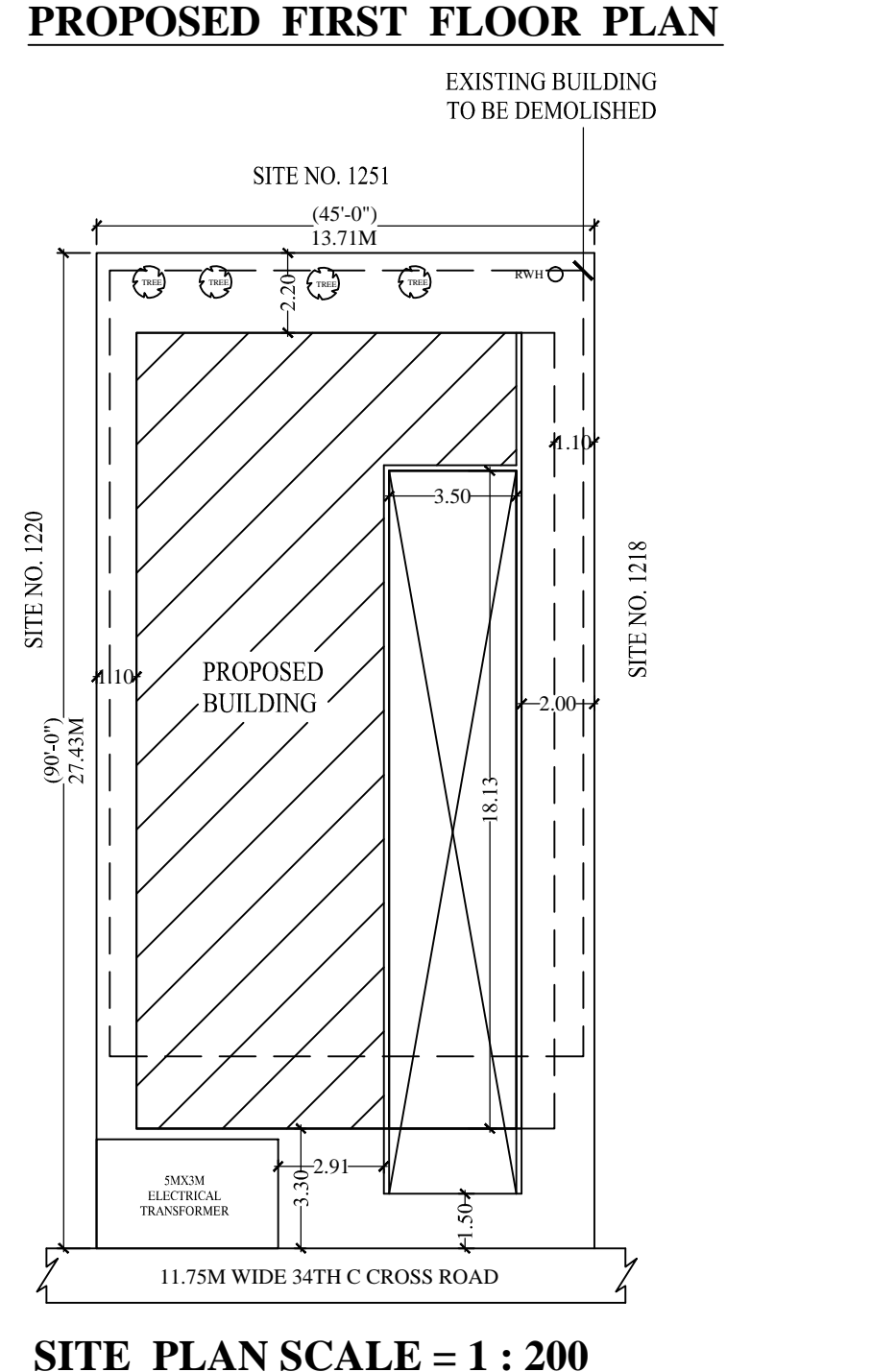
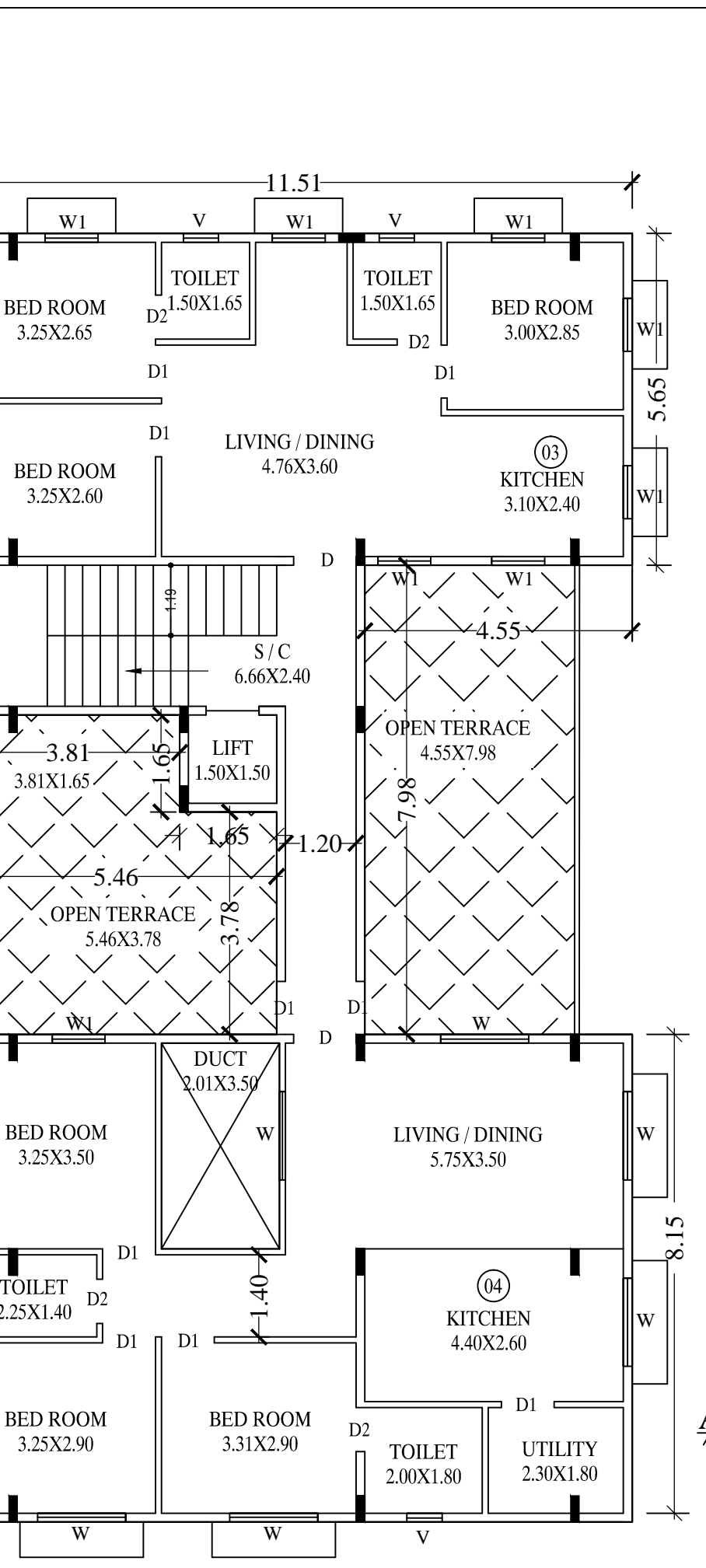
for two years, sanctioned as per plan / as corrected in green.



Floor Name	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)						Proposed FAR Area (Sq.mt)	Add Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	Trmt (No.)
		StairCase	Lift	Lift Machine	Duct	Void	Parking				
Terrace Floor	23.99	21.74	0.00	2.25	0.00	0.00	0.00	0.00	0.00	02	
Third Floor	189.17	0.00	2.25	0.00	7.04	0.00	179.88	0.00	179.88	02	
Second Floor	189.17	0.00	2.25	0.00	7.04	0.00	179.88	0.00	179.88	02	
First Floor	189.17	0.00	2.25	0.00	7.04	0.00	179.88	0.00	179.88	02	
Ground Floor	232.68	0.00	2.25	0.00	0.00	63.46	55.50	111.47	0.00	111.47	02
Basement Floor	219.74	0.00	0.00	0.00	0.00	0.00	213.62	0.00	6.12	02	
Total:	1043.92	21.74	9.00	2.25	21.12	63.46	269.12	651.11	6.12	657.23	08



UNITS	AREA IN SQ-M
01	49.96
02	32.17
03, 05 & 07	64.98
04, 06 & 08	95.53



AREA STATEMENT (B&MP)		VERSION NO. 1.0.9	
PROJECT DETAIL:		VERSION DATE: 01/11/2018	
Authority: B&MP	Plot Use: Residential	Area of Plot (Minimum)	(A)
Inward No: BBMP/Ad.Com./SUT/0776/18-19	Plot SubUse: MultiDwelling Units	NET AREA OF PLOT	(A-Deductions)
Application Type: General	Land Use Zone: Residential (Main)	Permissible Coverage area (65.00 %)	244.44
Proposed Type: Building Permission	Plan/Plot No: 17/OLD NO 1219	Proposed Coverage Area (61.87 %)	232.68
Nature of Sanction: New	Khata No. (As per Khata Extract): 17/OLD NO 1219	Achieved Net coverage area (61.87 %)	232.68
Location: Ring-II	Locality / Street of the property: 34TH C CROSS, 4TH T BLOCK JAYANAGAR, Bangalore.	Balance coverage area left (3.13 %)	11.76
AREA DETAILS:		BUILT UP AREA CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)		Proposed Builtup Area	1043.92
Additional F.A.R. within Ring I and II (for amalgamated plot -)		Achieved Builtup Area	1043.92
Allowable TDR Area (60% of Perm FAR)			
Allowable max. F.A.R. Plot within 150 M radius of Metro station (-)			
Total Perm. FAR area (1.75)			
Residential FAR			
Proposed FAR Area			
Achieved Net FAR Area (1.747)			
Balance FAR Area (0.003)			

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

ARCH / ENGG / SUPERVISOR (Regd): \_\_\_\_\_ OWNER SIGN: \_\_\_\_\_

T.C. SUBRAMANIAN

OWNER'S NAME: \_\_\_\_\_ OWNER'S SIGN: \_\_\_\_\_

T.C. SUBRAMANIAN

**PROJECT DESCRIPTION:**

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING ON PROPERTY NO. 17/OLD NO. 1219, 34TH C CROSS, 4TH T BLOCK JAYANAGAR, BANGALORE, WARD NO. 168 (OLD NO. 58), PID NO : 58-172-17. AFTER DISMANTLING THE EXISTING BUILDING

ARCHITECT: \_\_\_\_\_ ARCHITECT SIGN: \_\_\_\_\_

Ranganath H.C

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	MultiDwelling Units	Bldg upto 11.5 mt. HL	R

**Required Parking (Table 7a)**

Block Name	Type	SubUse	Area (Sq.mt)	Units	Reqd.	Prop.	Car	Reqd.	Prop.
A (A)	Residential	MultiDwelling Units	50-225	1	-	1	8	8	8
Total:							8	8	8

**Parking Check (Table 7b)**

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	7	96.25	4	55.00
Mech Car	-	-	1	41.25
Visitor's Car Parking	1	13.75	1	13.75
Total Car	8	110.00	6	110.00
Other Parking	-	-	-	159.12
Total		110.00		269.12

**FAR & Tenement Details**

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)
			StairCase	Lift	Lift Machine	Duct	Void	Parking				
A (A)	1	1043.92	21.74	9.00	2.25	21.12	63.46	269.12	651.11	6.12	657.23	08
Grand Total:	1	1043.92	21.74	9.00	2.25	21.12	63.46	269.12	651.11	6.12	657.23	08

**SCHEDULE OF JOINERY:**

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D2	0.75	2.10	14
A (A)	D1	0.90	2.10	28
A (A)	D	1.06	2.10	08

**SCHEDULE OF JOINERY:**

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W2	1.20	1.20	14
A (A)	W	2.40	1.20	57

**OWNER POSTAL ADDRESS:**  
 NO. 1219, 34th C CROSS, 28TH MAIN, NEXT TO UPARA DHARSHINI HOTEL, 4th T BLOCK JAYANAGAR, BANGALORE-560041.