

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.
- 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 / 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 If violated, the sanctioned plan automatically stands cancelled/deemed to be withdrawn. 16) The Building should not be occupied without obtaining OCCUPANCY CERTIFICATE from the competent authority. 17) FOUNDATION SHOULD BE DESIGNED TO TAKE UP THE ENTIRE LOAD OF THE PROPOSED BUILDING.

"ವಿಶೇಷ ಸೂಚನೆ"

- ಈ ಸ್ಥಳದ ಮಾಲೀಕತ್ವದ ಬಗ್ಗೆ ಸರ್ಕಾರದಿಂದಾಗಲೀ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದಿಂದಾಗಲೀ, ಬೆಂಗಳೂರು ಜಲಮಂಡಳಿಯಿಂದಾಗಲೀ ಅಥವಾ ಬೇರೆ ಯಾರಿಂದಲಾದರೂ ತಕರಾರು ಬಂದಲ್ಲಿ, ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ಈ ಮಂಜೂರಾತಿ ನಕ್ಷೆಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗುವುದು.
- ಸ್ಥಳದ ಮಾಲೀಕರು ತಮ್ಮ ಕಟ್ಟಡಕ್ಕೆ ಪಡೆಯುವ ಕುಡಿಯುವ ನೀರಿನ ಸಂಪರ್ಕ / ಒಳಚರಂಡಿ / ವಿದ್ಯುತ್ ಸಂಪರ್ಕದ ಕೊಳವೆಗಳನ್ನು / ಕೆಲಬಲಗಳನ್ನು ಕಟ್ಟುನಿಟ್ಟಾಗಿ ಚರಂಡಿಯ ತಳ ಭಾಗದಲ್ಲಿಯೇ ಕೊಂಡೊಯ್ಯುವುದು. ತಪ್ಪಿದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ ಕಾಯ್ದೆ 1976ರ ಅನ್ವಯ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.

- ಸ್ಥಳದ ಮಾಲೀಕರು ತಮ್ಮ ನಿವೇಶನದಿಂದ/ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರನ್ನು ಮತ್ತು ತ್ಯಾಜ್ಯ ನೀರನ್ನು ರಸ್ತೆಗೆ ಹೋಗದಂತೆ, ನಿವೇಶನದ ಮುಂಭಾಗದ ಚರಂಡಿಗೆ ಮೇಲ್ಭಾಗದಲ್ಲಿ ಕಬ್ಬಿಣದ ಗ್ರೇಟಿಂಗ್ ಅಳವಡಿಸಿ ಕಟ್ಟುನಿಟ್ಟಾಗಿ ನೀರನ್ನು ಚರಂಡಿಗೆ ಹೋಗಲು ಅನುವು ಮಾಡಿಕೊಡುವುದು. ತಪ್ಪಿದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ ಕಾಯ್ದೆ 1976ರ ಪ್ರಕಾರ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.

- ಉದ್ದೇಶಿತ ಯೋಜನೆಯಲ್ಲಿ ಕಾರ್ಯ ನಿರ್ವಹಿಸುವ ಕಾರ್ಮಿಕರನ್ನು ಕಾರ್ಮಿಕ ಇಲಾಖೆಯ ಕಾರ್ಮಿಕ ಅಧಿಕಾರಿಗಳ ಕಛೇರಿಯಲ್ಲಿ ಕಡ್ಡಾಯವಾಗಿ ನೋಂದಾಯಿಸತಕ್ಕದ್ದು.

- The Building & Other Construction Workers (Regulation of Employment & Conditions of Service) Central Rules 1998 ರ ಭಾಗ - 3 ರ ಅಡಿಯಲ್ಲಿ ಮತ್ತು ಸುರಕ್ಷತೆಯ ಅಭ್ಯಾಸ 7 ರಿಂದ 25 ರಲ್ಲಿನ ಕುರಿತು ಇರುವ ನಿಯಮಗಳನ್ನು ಪಾಲಿಸತಕ್ಕದ್ದು. ಕಾರ್ಮಿಕ ಕಲ್ಯಾಣ ಇಲಾಖೆಯಿಂದ ನಿಗದಿಪಡಿಸಲಾಗಿರುವ ಸುರಕ್ಷತೆಯ ಕ್ರಮಗಳನ್ನು ತಪ್ಪದೆ ಅಳವಡಿಸುವುದು. ತಪ್ಪಿದಲ್ಲಿ ಕಾನೂನು ರೀತ್ಯಾ ಪರವಾನಗಿಯನ್ನು ತಕ್ಷಣದಿಂದ ಹಿಂತೆಗೆಯಲಾಗುವುದು.

- ಸ್ಥಳದ ಮಾಲೀಕರು ತಮ್ಮ ನಿವೇಶನದಿಂದ / ಕಟ್ಟಡದಿಂದ ಬರುವ ಮಳೆನೀರನ್ನು ಸಂರಕ್ಷಿಸಿ ಮಳೆ ನೀರಿನ ಕೊಯ್ಲು ಪದ್ಧತಿಯನ್ನು ಕಡ್ಡಾಯವಾಗಿ ಅಳವಡಿಸುವುದು ಮತ್ತು ತ್ಯಾಜ್ಯ ನೀರನ್ನು ರಸ್ತೆಗೆ ಹೋಗದಂತೆ, ನಿವೇಶನದ ಮುಂಭಾಗದ ಚರಂಡಿಗೆ ಮೇಲ್ಭಾಗದಲ್ಲಿ ಕಬ್ಬಿಣದ ಗ್ರೇಟಿಂಗ್ ಅಳವಡಿಸಿ ಕಟ್ಟುನಿಟ್ಟಾಗಿ ನೀರನ್ನು ಚರಂಡಿಗೆ ಹೋಗಲು ಅನುವು ಮಾಡಿಕೊಡುವುದು. ತಪ್ಪಿದಲ್ಲಿ ಕೆ.ಎಂ.ಸಿ ನಿಯಮಾವಳಿ 1976ರ ಪ್ರಕಾರ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.

- 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 /0787/18-19

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
Inward No: BBMP/Ad.Com./SUT/0787/18-19	Plot SubUse: Hostel & Shop
Application Type: General	Land Use Zone: Commercial (Mutation/Corridor)
Proposal Type: Building Permission	Prop/Sub-Plot No.: 51/3
Nature of Sanction: New	Khata No. (As per Khata Extract): 51/3
Location: Ring-II	PID No. (As per Khata Extract): 66-1-51/3
Building Line Specified as per Z.R.:	Locality / Street of the property: No.51/3,Hour Road,Madiwal, Bangalore in
Hour Road (beyond outer Ring Road)	Ward: No.172
Zone: South	
Ward: Ward-172	
Planning District: 210-Jayanagar	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A)
Deduction for NetPlot Area	
Road Widening Area	101.32
Total	101.32
NET AREA OF PLOT (A-Deductions)	228.05
COVERAGE CHECK	
Permissible Coverage area (55.00 %)	125.43
Proposed Coverage Area (53.98 %)	123.11
Achieved Net coverage area (53.98 %)	123.11
Balance coverage area left (1.02 %)	2.32
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.75)	905.77
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm FAR)	0.00
Allowable max. F.A.R Plot within 150 M radius of Metro station (-)	0.00
Total Perm. FAR area (2.75)	905.77
Residential FAR	396.96
Commercial FAR	67.31
Proposed FAR Area	464.27
Achieved Net FAR Area (1.41)	464.27
Balance FAR Area (1.34)	441.50
BUILT UP AREA CHECK	
Proposed BuiltUp Area	703.71
Achieved BuiltUp Area	703.71

COLOR INDEX	
PLOT BOUNDARY	<input type="checkbox"/>
EXISTING STREET	<input type="checkbox"/>
PERM. BUILDING LINE	<input type="checkbox"/>
EXISTING (To be retained)	<input type="checkbox"/>
EXISTING (To be demolished)	<input type="checkbox"/>
PROPOSED	<input type="checkbox"/>
ARCH / ENGG / SUPERVISOR (Regd)	OWNER SIGN
	SMT. MEHABOOB SHARIF REPRESENTED BY GPA HOLDER M/S GOWRA INFRASTRUCTURES REPRESENTED BY ITS PROPRIETOR
OWNER'S NAME:	OWNER'S SIGN
SMT. MEHABOOB SHARIF	
PROJECT DESCRIPTION::	
PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING AND RESIDENTIAL HOSTEL BUILDING ON PROPERTY NO. 51/3(OLD NO: 321/A), DR.M.H.MARIGOWDA ROAD MADIWALA,BANGALORE. WARD NO: 172(OLD NO: 66). PID NO: 66-1-51/3. AFTER DISMANTLING THE EXISTING BUILDING.	
ARCHITECT:	ARCHITECT SIGN:
RAJASHEKHAR NARAYAN KAKARADDI	
JOB NO.	DRG.NO.
SCALE	DRAWN BY
1:100	CHECKED BY

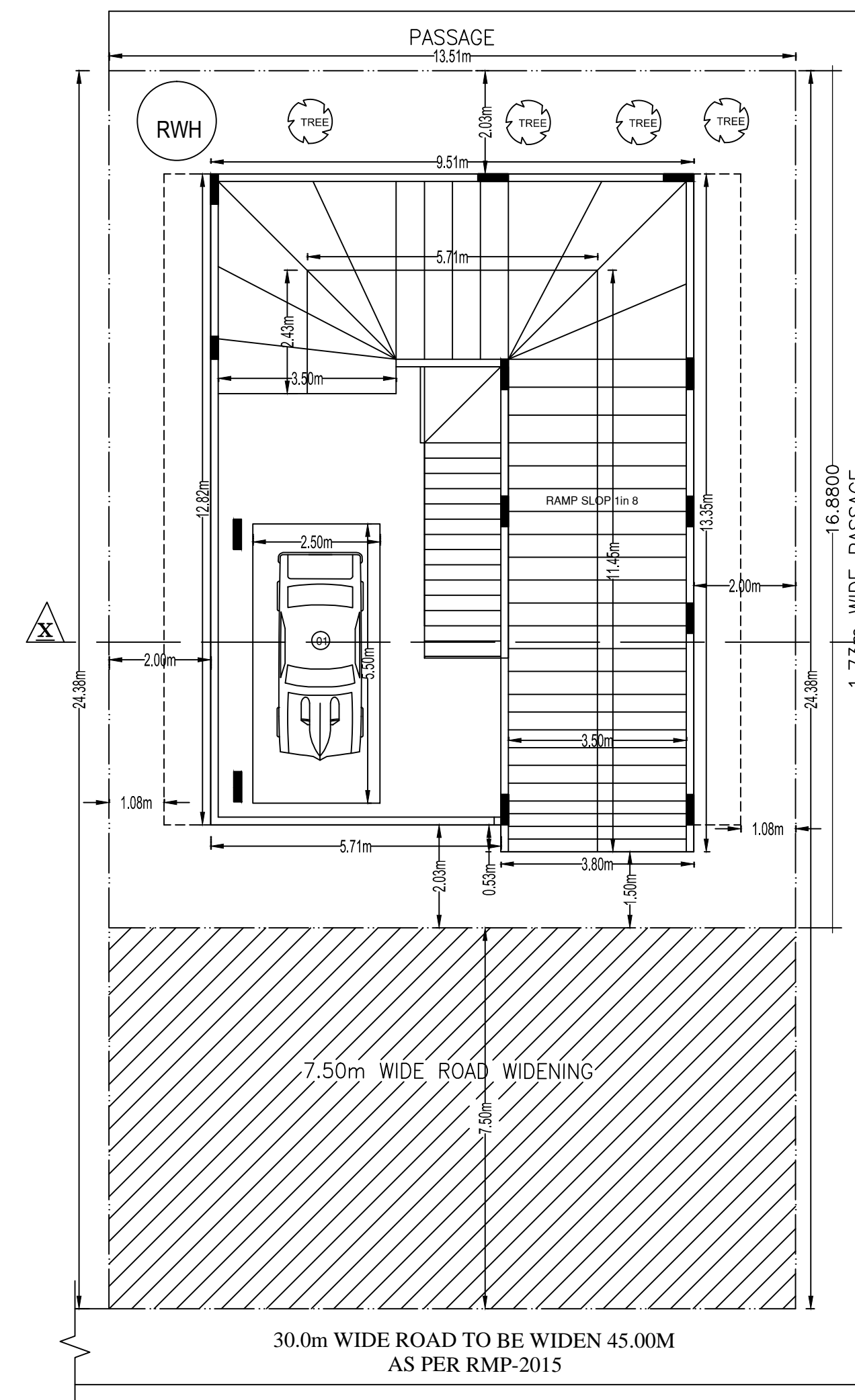
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A2 (MEHABOOB)	Residential	Hostel no. of Rooms: 6	Bldg upto 11.5 mt. Ht.	R
	Commercial	Shop		

Block Name	Type	SubUse	Area (Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Car Reqd.	Prop.
A2 (MEHABOOB)	Commercial	Small Shop	> 0	50	67.31	1	1	1
	Residential	Hostel	> 0	10	6	1	1	1
Total :			-	-	-	-	2	2

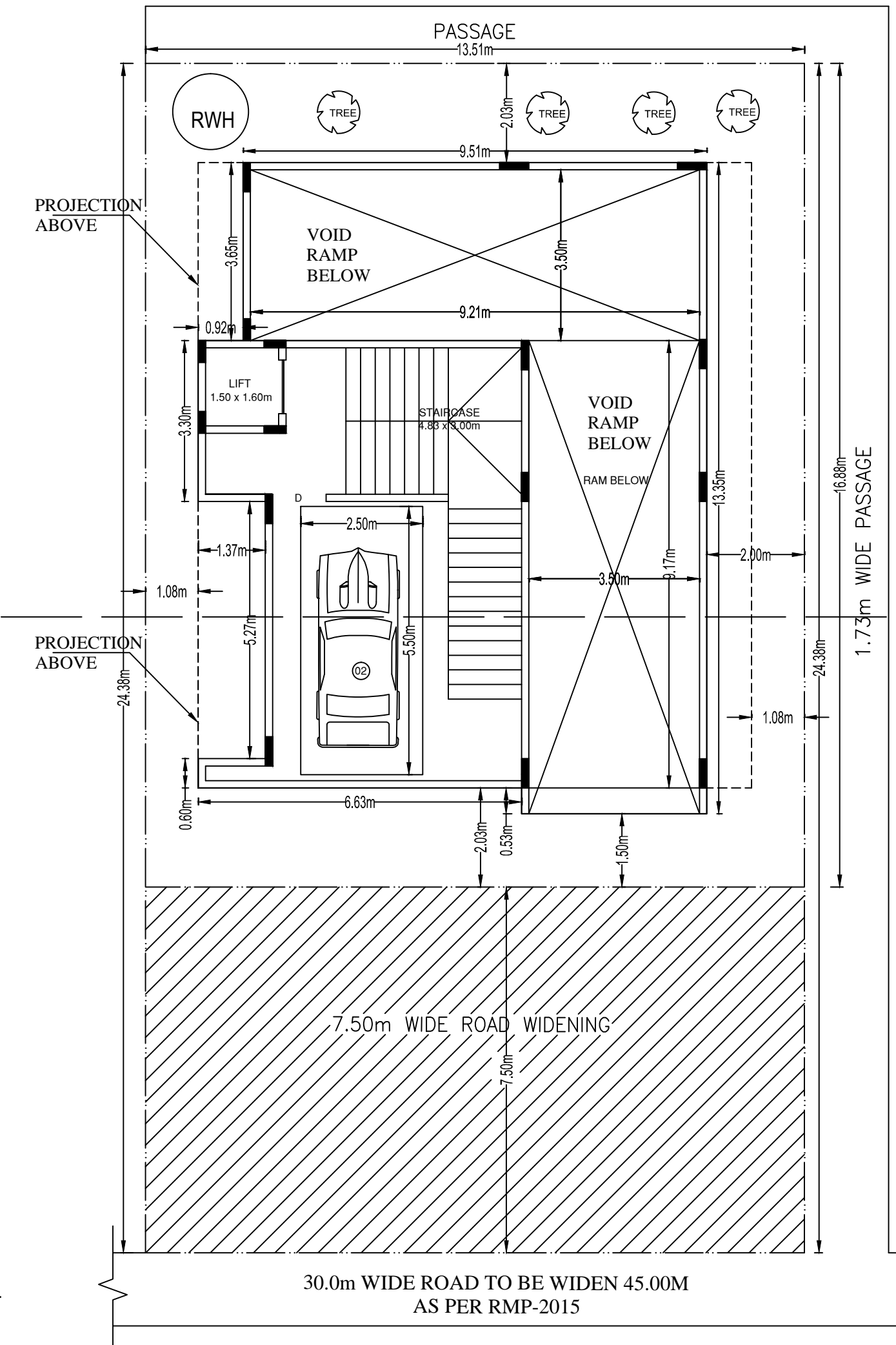
Vehicle Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	2	27.50	2	27.50
Total Car	2	27.50	2	27.50
Other Parking	-	-	-	132.95
Total		27.50		160.45

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.)	
A2 (MEHABOOB)	1	703.71	16.93	9.60	3.14	64.32	160.45	396.96	67.31	464.27
Grand Total:	1	703.71	16.93	9.60	3.14	64.32	160.45	396.96	67.31	464.27

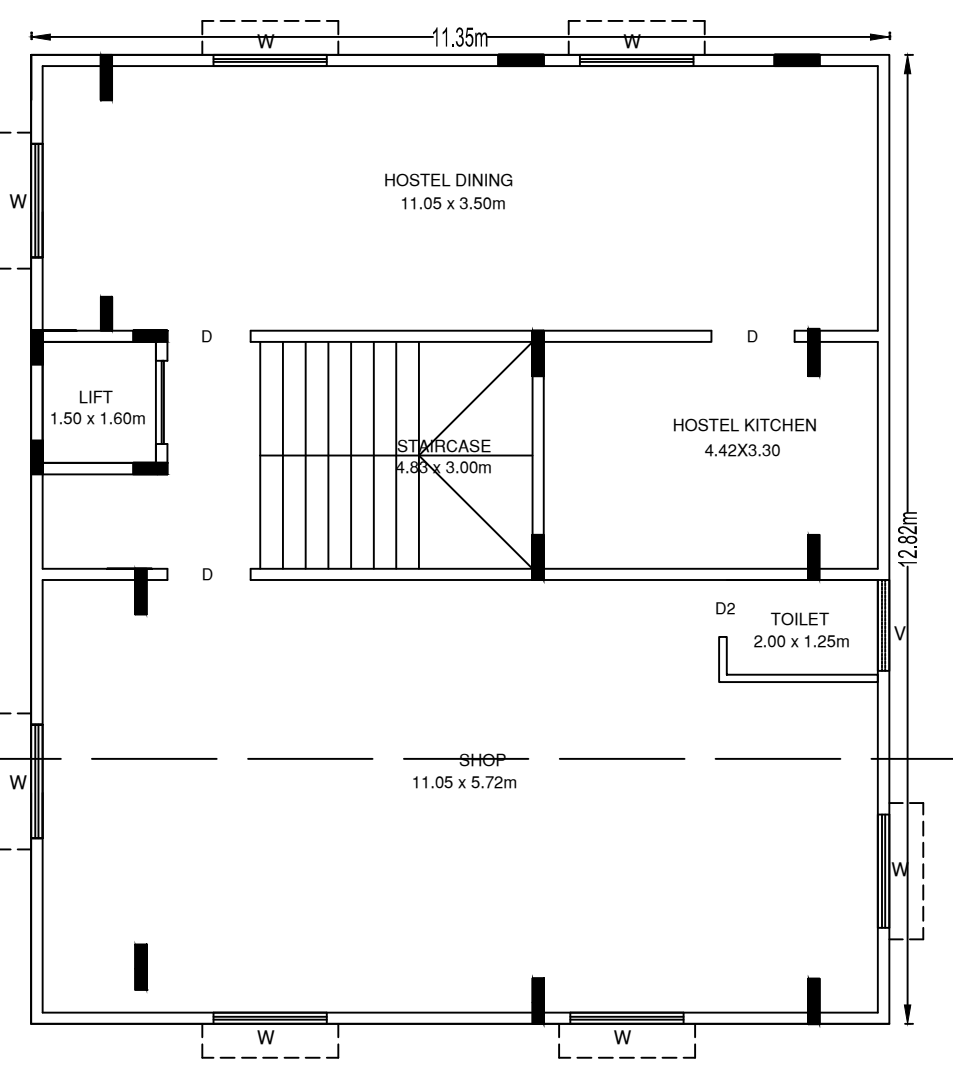
OWNER POSTAL ADDRESS:
NO. 51/3(OLD NO: 321/A), DR.M.H.MARIGOWDA ROAD
MADIWALA BANGALORE.



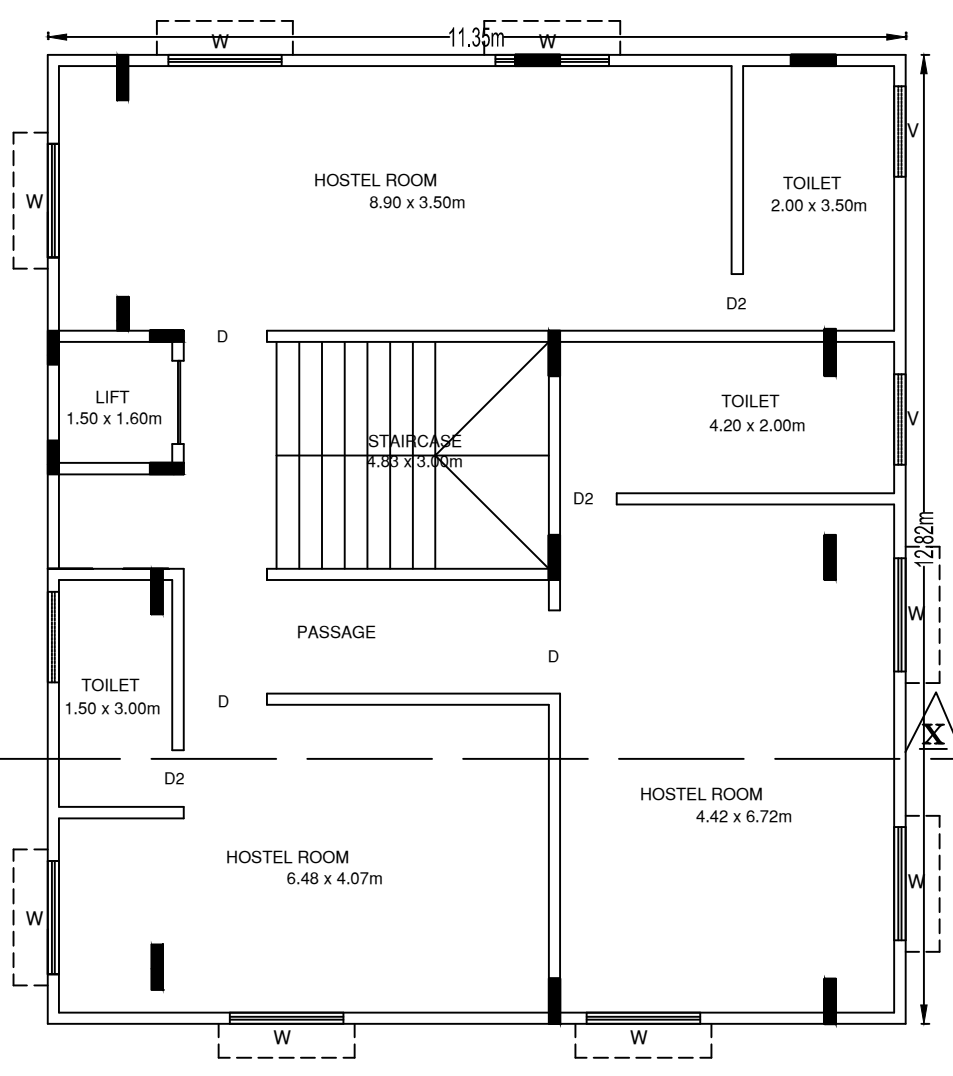
PROPOSED BASEMENT FLOOR PLAN



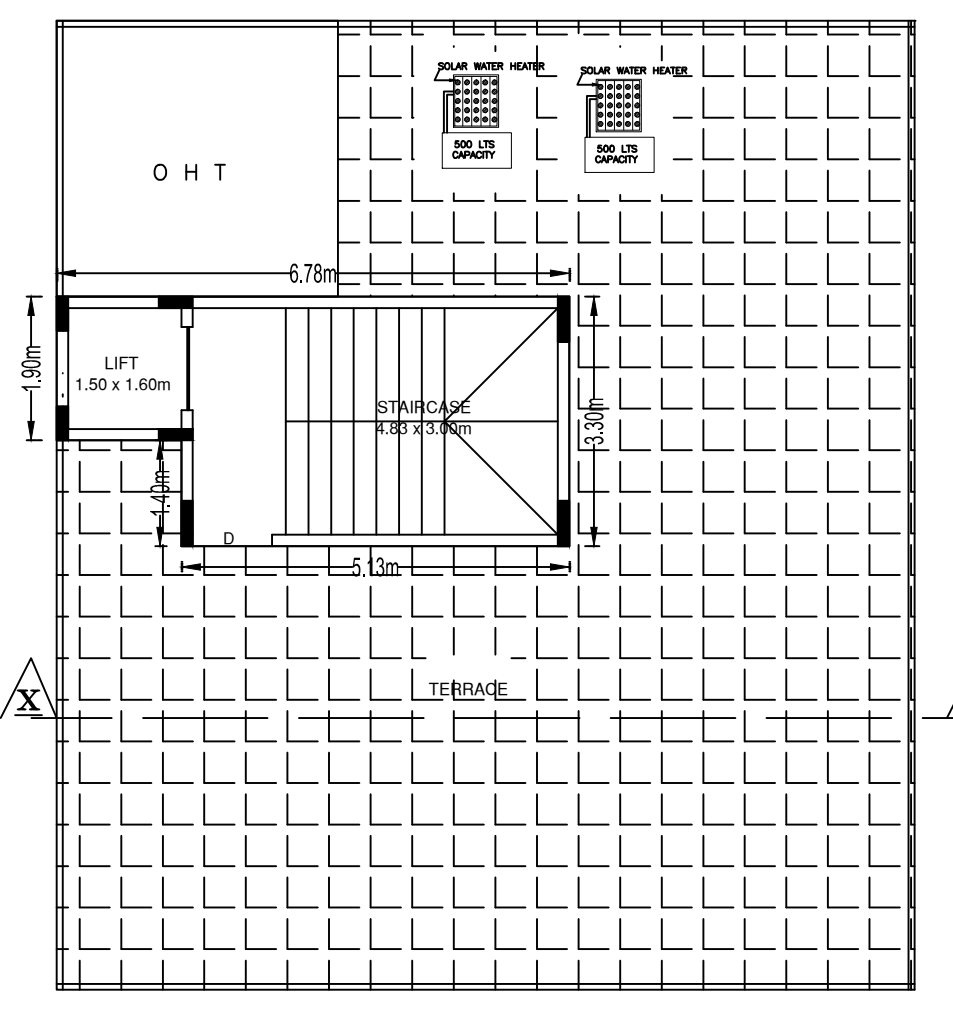
PROPOSED GROUND FLOOR PLAN



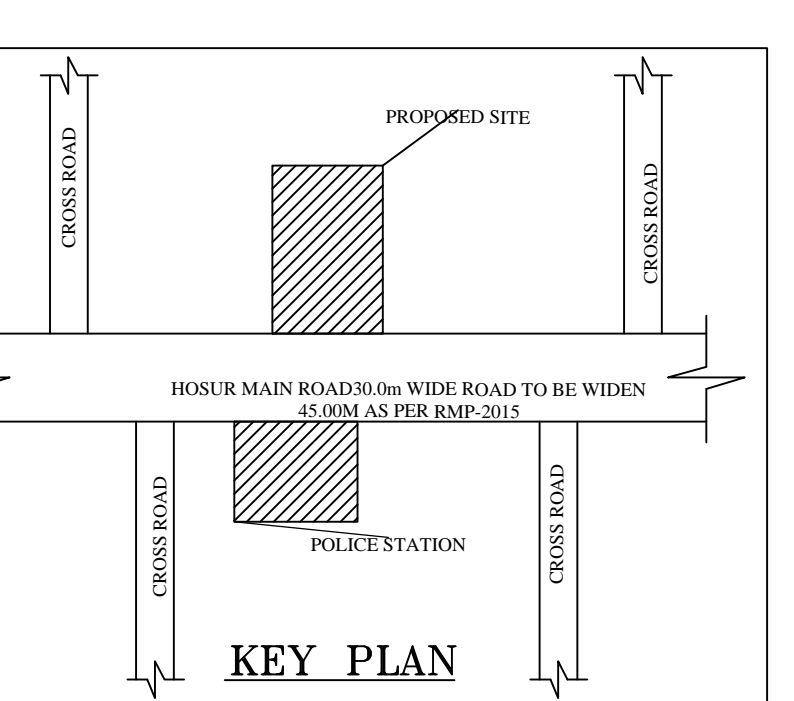
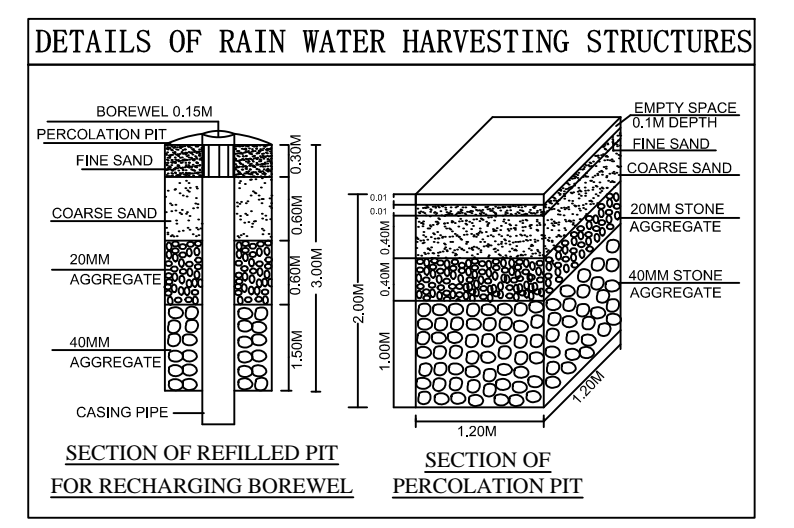
PROPOSED FIRST FLOOR PLAN
(COMMERCIAL & RESIDENTIAL HOSTEL USE)



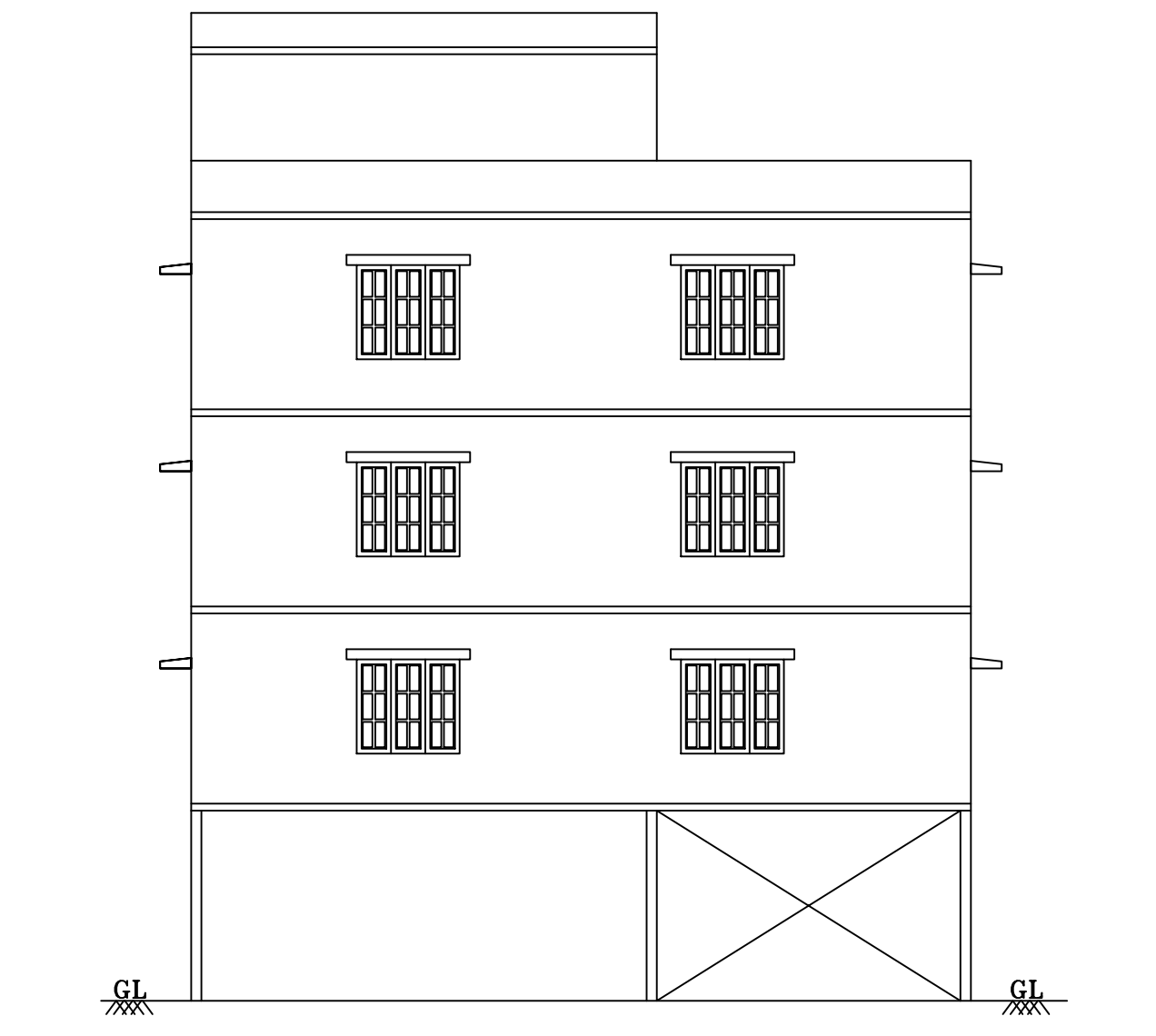
PROPOSED TYPICAL SECOND & THIRD
FLOOR PLAN
(RESIDENTIAL HOSTEL USE)



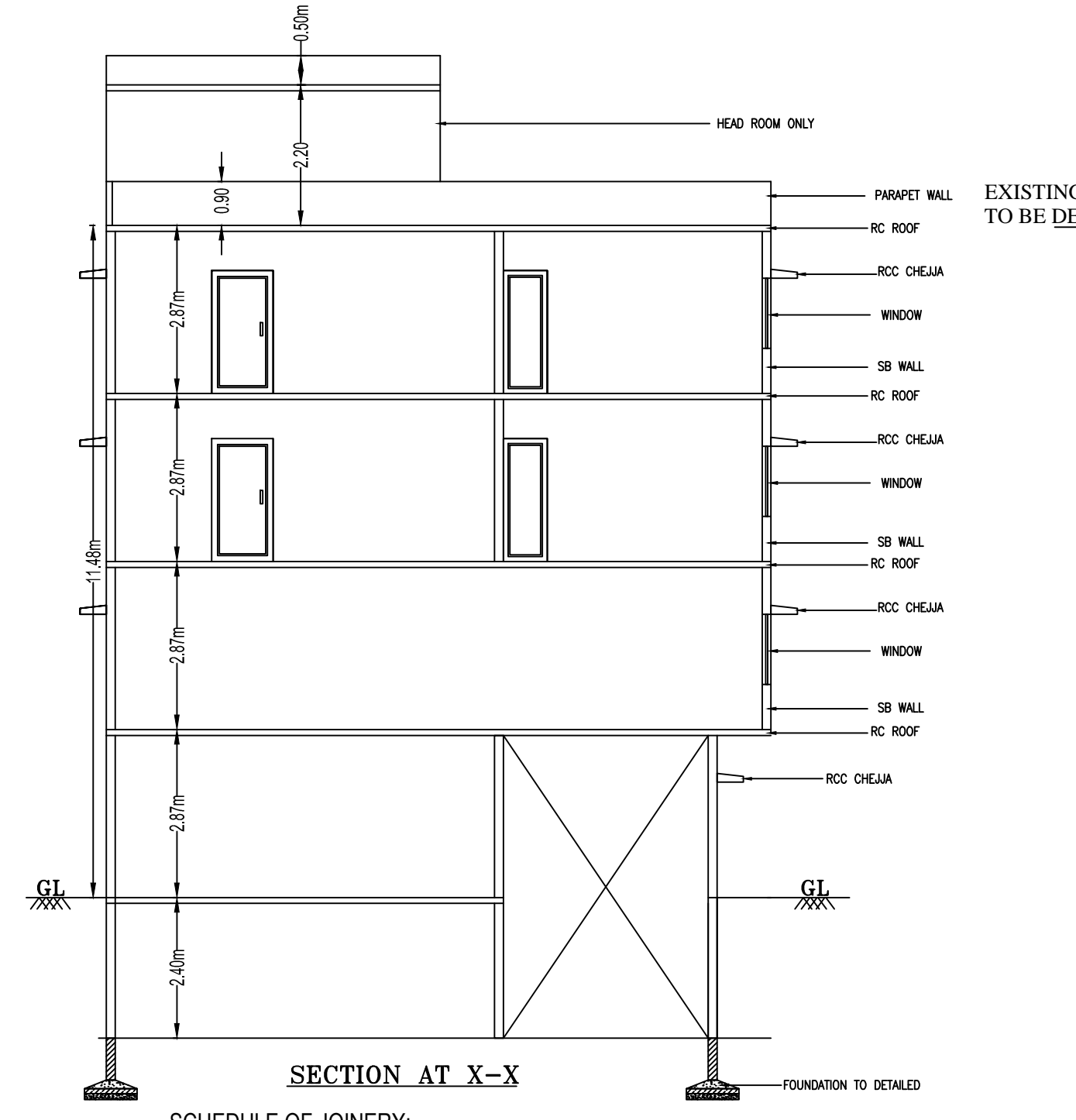
PROPOSED TERRACE FLOOR PLAN



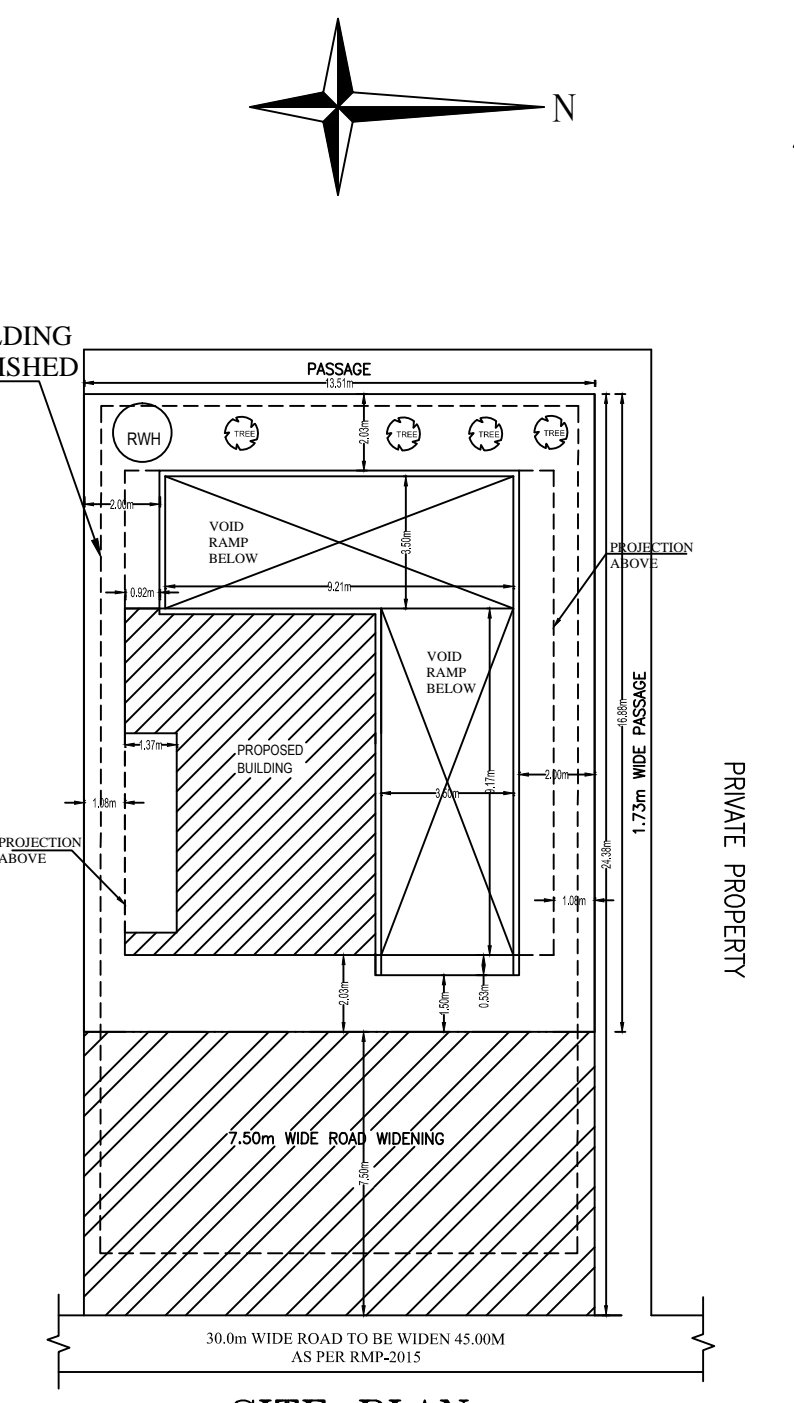
KEY PLAN



ELEVATION



SECTION AT X-X



SITE PLAN
(SCALE: 1:200)

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	20.07	16.93	0.00	3.14	0.00	0.00	0.00	0.00	0.00
Third Floor	145.53	0.00	2.40	0.00	0.00	0.00	143.13	0.00	143.13
Second Floor	145.53	0.00	2.40	0.00	0.00	0.00	143.13	0.00	143.13
First Floor	145.53	0.00	2.40	0.00	0.00	0.00	75.82	67.31	143.13
Ground Floor	123.11	0.00	2.40	0.00	64.32	32.68	23.71	0.00	23.71
Basement Floor	123.94	0.00	0.00	0.00	0.00	127.77	11.17	0.00	11.17
Total:	703.71	16.93	9.60	3.14	64.32	160.45	396.96	67.31	464.27

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A2 (MEHABOOB)	D2	0.75	2.10	06
A2 (MEHABOOB)	D	1.10	2.10	10

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A2 (MEHABOOB)	V	1.20	1.40	14
A2 (MEHABOOB)	W	1.50	1.40	38