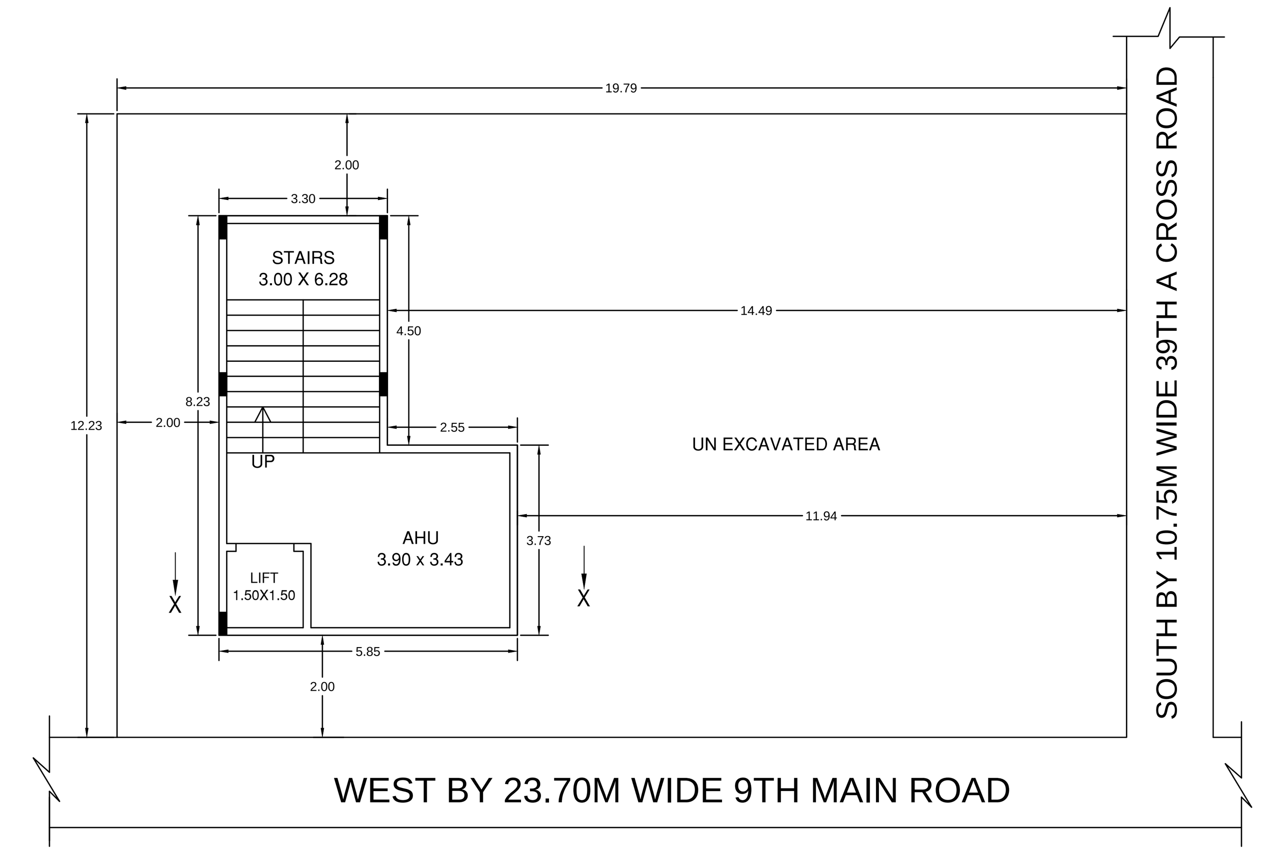
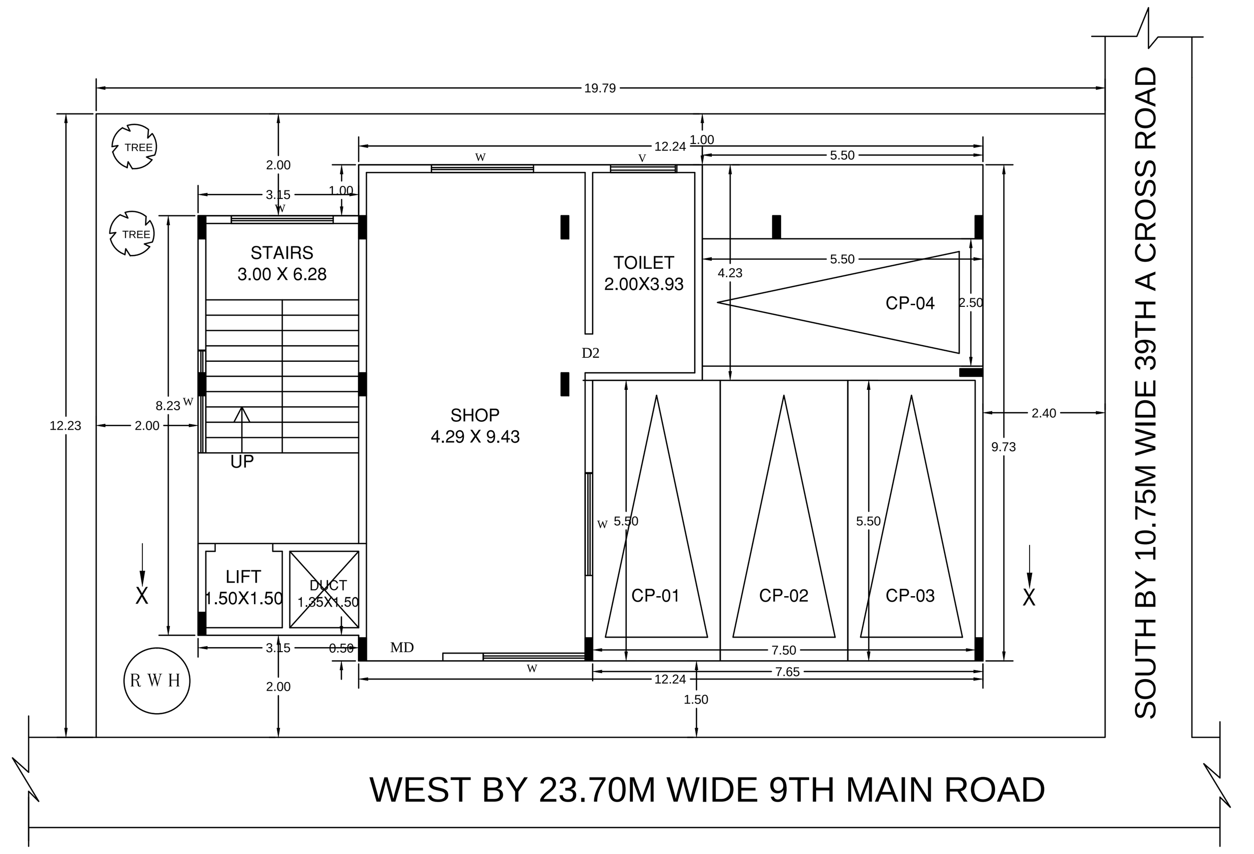
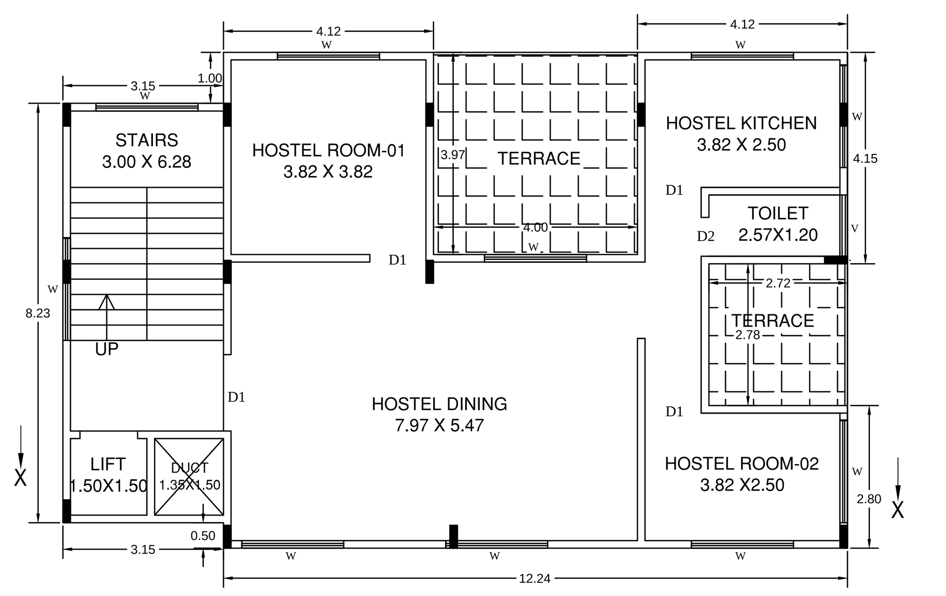


BASEMENT FLOOR PLAN



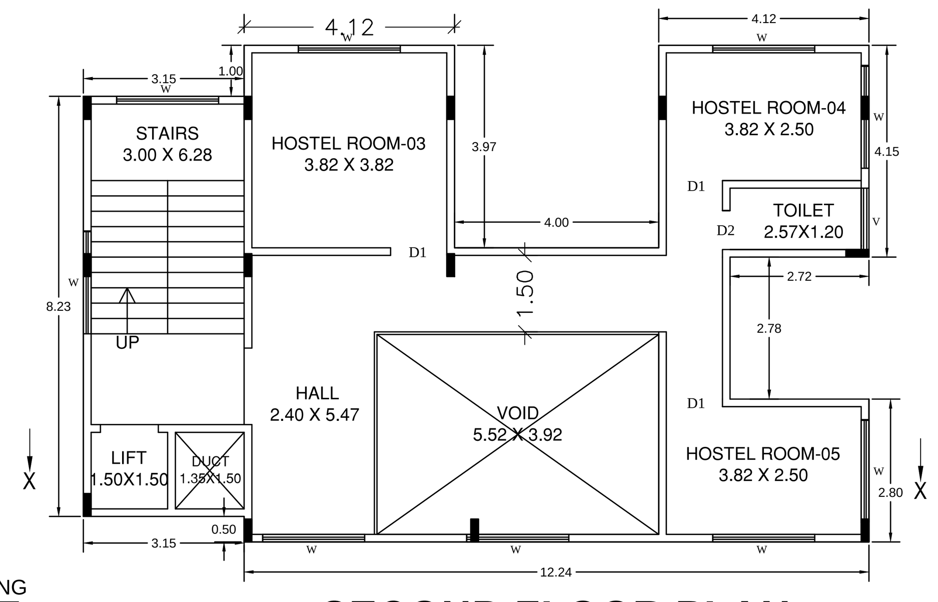
GROUND FLOOR PLAN

(COMMERCIAL AND PARKING USE)



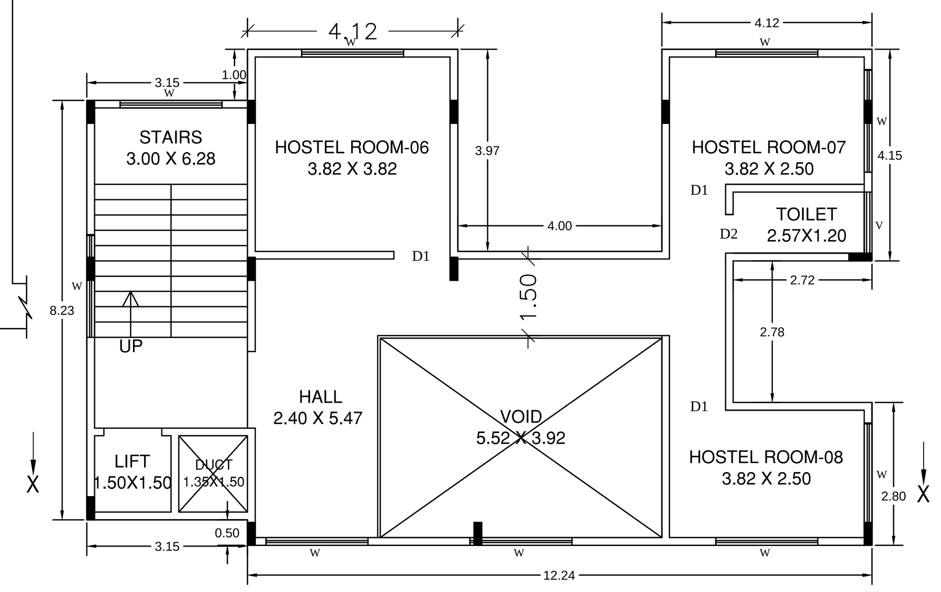
FIRST FLOOR PLAN

(RESIDENTIAL HOSTEL USE)



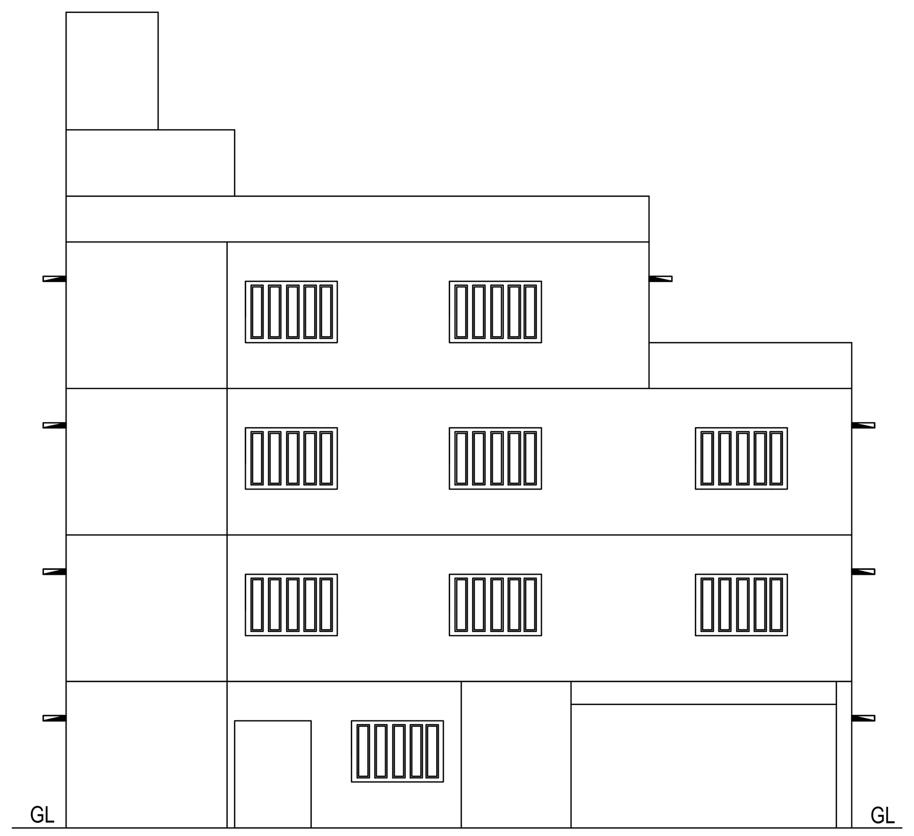
SECOND FLOOR PLAN

(RESIDENTIAL HOSTEL USE)

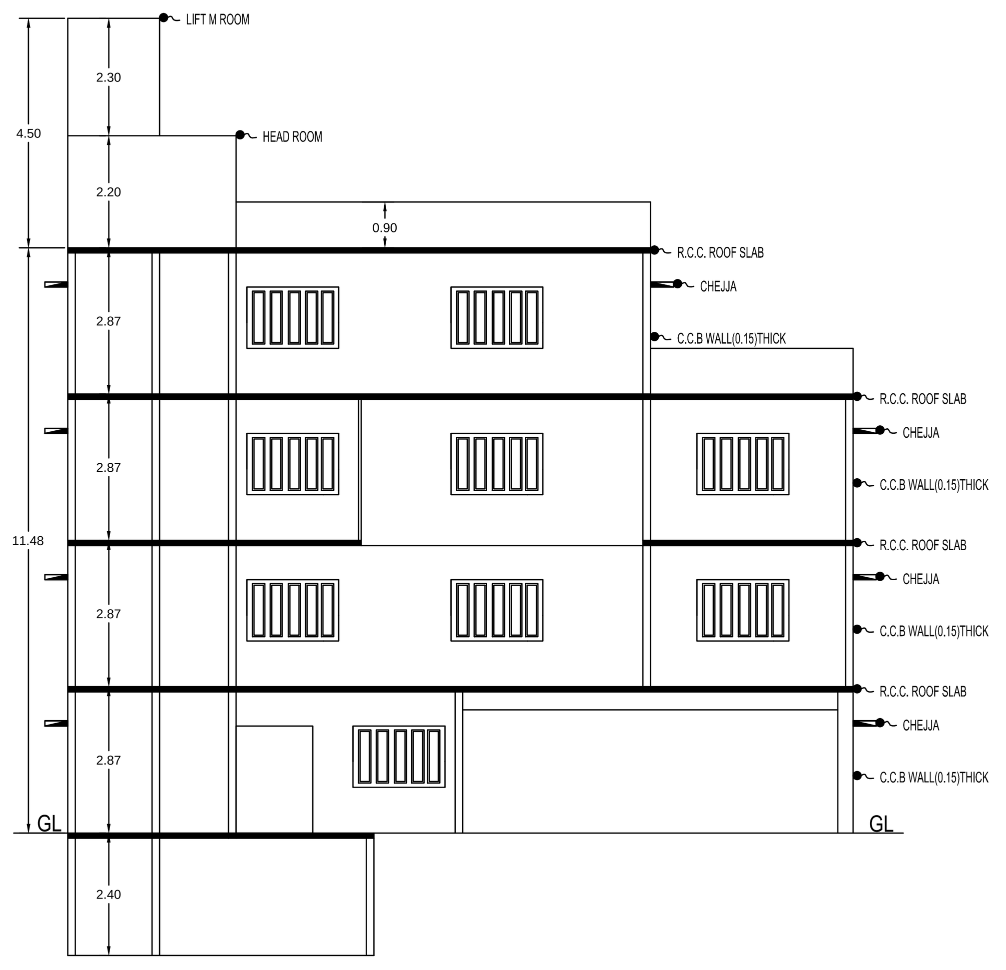


THIRD FLOOR PLAN

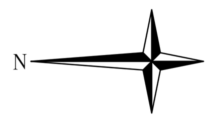
(RESIDENTIAL HOSTEL USE)

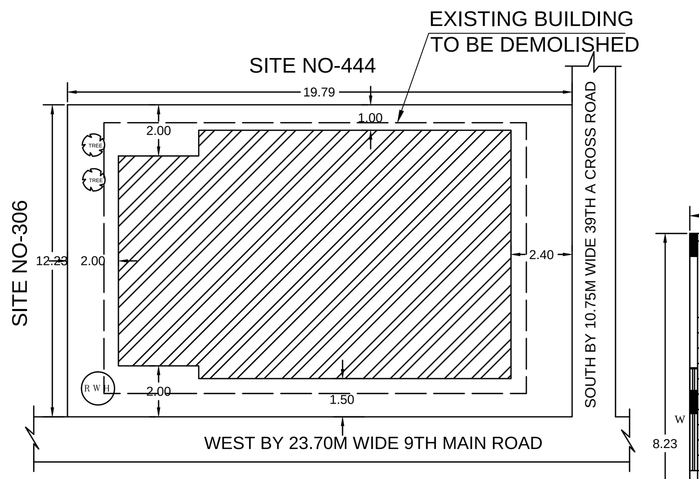


FRONT ELEVATION

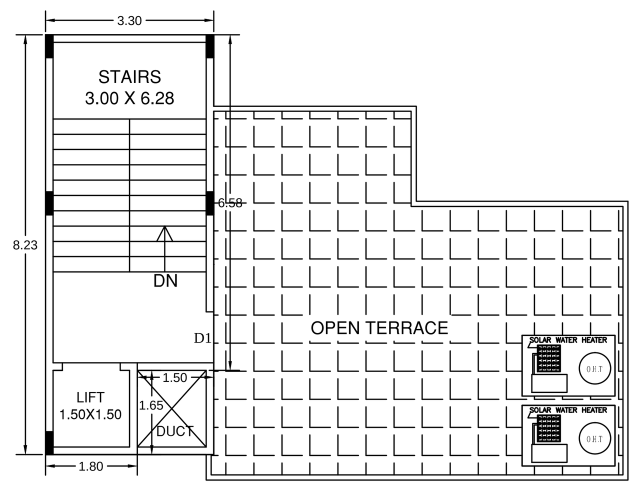


SECTION @ X-X

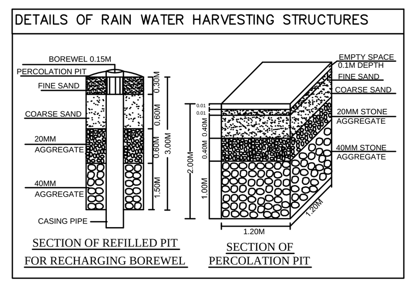


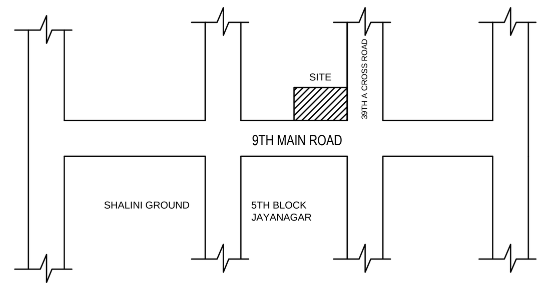


SITE PLAN (Scale - 1:200)



TERRACE FLOOR PLAN





KEY PLAN

Block :A (COM HOSTEL)

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	Duct	Void	Parking	Resi.	Commercial	
Terrace Floor	24.68	22.43	0.00	2.25	0.00	0.00	0.00	0.00	0.00	0.00
Third Floor	121.58	0.00	2.25	0.00	2.03	21.64	0.00	95.66	0.00	95.66
Second Floor	121.58	0.00	2.25	0.00	2.03	21.64	0.00	95.66	0.00	95.66
First Floor	121.58	0.00	2.25	0.00	2.03	0.00	0.00	117.30	0.00	117.30
Ground Floor	145.02	0.00	2.25	0.00	2.03	0.00	65.34	0.00	75.40	75.40
Basement Floor	36.67	0.00	2.25	0.00	0.00	0.00	0.00	34.42	0.00	34.42
Total:	571.11	22.43	11.25	2.25	8.12	43.28	65.34	343.04	75.40	418.44

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COM HOSTEL)	d2	0.76	2.10	04
A (COM HOSTEL)	d1	1.10	2.10	11
A (COM HOSTEL)	md	1.50	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COM HOSTEL)	w	1.20	1.20	04
A (COM HOSTEL)	w	2.00	1.20	29

ಅಂತರ್ಜಾಲ ತಂತ್ರಾಂಶ ಮುಖಾಂತರ ನಕ್ಷೆ 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) PARTIAL 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/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.
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.

"ವಿಶೇಷ ಸೂಚನೆ"

18) ಈ ಸ್ವತ್ತಿನ ಮಾಲೀಕತ್ವದ ಬಗ್ಗೆ ಸರ್ಕಾರದಿಂದಾಗಲೀ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದಿಂದಾಗಲೀ, ಬೆಂಗಳೂರು ಜಲಮಂಡಳಿಯಿಂದಾಗಲೀ ಅಥವಾ ಬೇರೆ ಯಾರಿಂದಲಾದರೂ ತಕರಾರು ಬಂದಲ್ಲಿ, ಯಾವುದೇ ಸೂಚನೆ ನೀಡದೆ ಈ ಮಂಜೂರಾತಿ ನಕ್ಷೆಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗುವುದು.
19) ಸ್ವತ್ತಿನ ಮಾಲೀಕರು ತಮ್ಮ ಕಟ್ಟಡಕ್ಕೆ ಪಡೆಯುವ ಕುಡಿಯುವ ನೀರಿನ ಸಂಪರ್ಕ / ಒಳಚರಂಡಿ / ವಿದ್ಯುತ್ಶಕ್ತಿ 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 ಕಬ್ಬಿಣದ 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 ನೊಂದಾಯಿಸತಕ್ಕದ್ದು.

22) The Building & Other Construction Workers (Regulation of Employment & Conditions of Service) Central Rules 1998 ರ ಭಾಗ – 3 ರ ಆರೋಗ್ಯ ಮತ್ತು ಸುರಕ್ಷತೆಯ ಅಧ್ಯಾಯ 7 ರಿಂದ 25 ರಲ್ಲಿನ ಕುರಿತು ಇರುವ ನಿಯಮಗಳನ್ನು ಪಾಲಿಸತಕ್ಕದ್ದು. ಕಾರ್ಮಿಕ ಕಲ್ಯಾಣ ಇಲಾಖೆಯಿಂದ ನಿಗಧಿಪಡಿಸಲಾಗಿರುವ ಸುರಕ್ಷತೆಯ ಕ್ರಮಗಳನ್ನು ತಪ್ಪದೇ ಅಳವಡಿಸುವುದು. ತಪ್ಪಿದಲ್ಲಿ ಕಾನೂನು ರೀತ್ಯಾ ಪರವಾನಗಿಯನ್ನು ತಕ್ಷಣದಿಂದ ಹಿಂಪಡೆಯಲಾಗುವುದು.

23) ಸ್ವತ್ತಿನ 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.

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 /0823/18-19**

Valid From______________ to ______________.

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9	
	VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Commercial & Residential	
Inward_No: BBMP/Ad.Com./SUT/0823/18-19	Plot SubUse: Shop & Hostel	
Application Type: General	Land Use Zone: Commercial Axes	
Proposal Type: Building Permission	Plot/Sub Plot No.: 14(OLD NO-307),	
Nature of Sanction: New	Khata No. (As per Khata Extract): 58-121-14.	
Location: Ring-II	Locality / Street of the property: 39TH 'A' CROSS ROAD, 5TH BLOCK JAYANAGAR, BANGALORE,	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	242.03
NET AREA OF PLOT	(A-Deductions)	242.03
COVERAGE CHECK		
Permissible Coverage area (75.00 %)		181.52
Proposed Coverage Area (59.92 %)		145.02
Achieved Net coverage area (59.92 %)		145.02
Balance coverage area left (15.08 %)		36.50
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		423.55
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 Mt radius of Metro station (-)		0.00
Total Perm. FAR area (1.75)		423.55
Residential FAR		343.04
Commercial FAR		75.40
Proposed FAR Area		418.44
Achieved Net FAR Area (1.73)		418.44
Balance FAR Area (0.02)		5.11
BUILT UP AREA CHECK		
Proposed BuiltUp Area		571.11
Achieved BuiltUp Area		571.11

COLOR INDEX

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

ARCH / ENGG / SUPERVISOR (Regd)	OWNER SIGN
	RAJESHWARI.N

OWNER'S NAME: RAJESHWARI.N
OWNER'S SIGN

PROJECT DESCRIPTION::

THE PLAN OF THE PROPOSED COMMERCIAL AND RESIDENTIAL HOSTEL BUILDING ON PROPERTY NO -14(OLD NO-307), 39TH 'A' CROSS ROAD, 5TH BLOCK JAYANAGAR, BANGALORE, WARD NO- 179(OLD NO: 58), PID NO- 58-121-14. AFTER DISMANTLING THE EXISTING BUILDING.

ARCHITECT: MANU.S
ARCHITECT SIGN:

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 (COM HOSTEL)	Commercial	Shop	Bldg upto 11.5 mt. Ht.	R
	Residential	Hostel no. of Rooms.8		

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (COM HOSTEL)	Residential	Hostel	10 Rooms	1	8	1	1	2
	Commercial	Shop	> 0	50	75.40	1	2	2
	Total :		-	-	-	-	3	4

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	3	41.25	4	55.00
Total Car	3	41.25	4	55.00
Other Parking	-	-	-	10.34
Total		41.25		65.34

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	Duct	Void	Parking	Resi.	Commercial	
A (COM HOSTEL)	1	571.11	22.43	11.25	2.25	8.12	43.28	65.34	343.04	75.40	418.44
Grand Total:	1	571.11	22.43	11.25	2.25	8.12	43.28	65.34	343.04	75.40	418.44

OWNER POSTAL ADDRESS:

NO - 307/14, 5TH BLOCK, 9TH MAIN, 39TH A CROSS, JAYANAGAR, BANGALORE.