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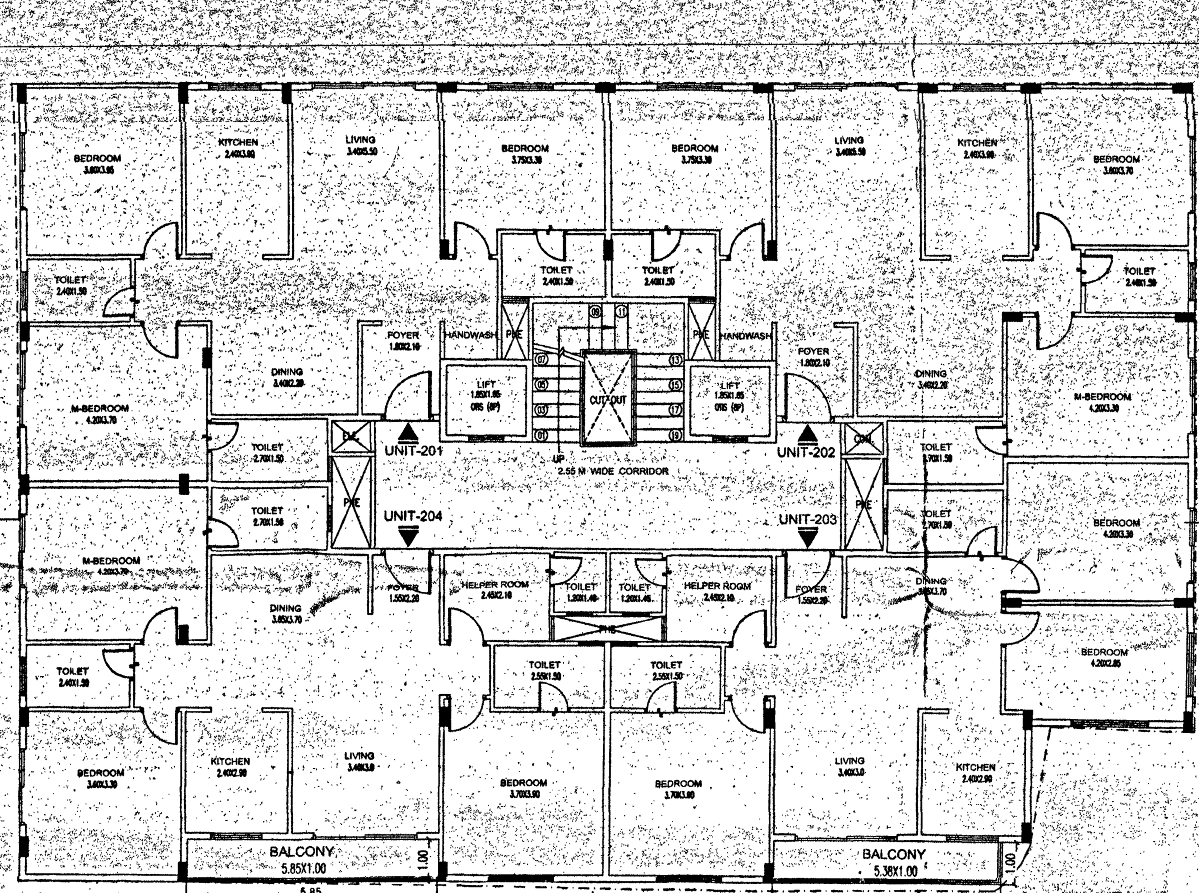
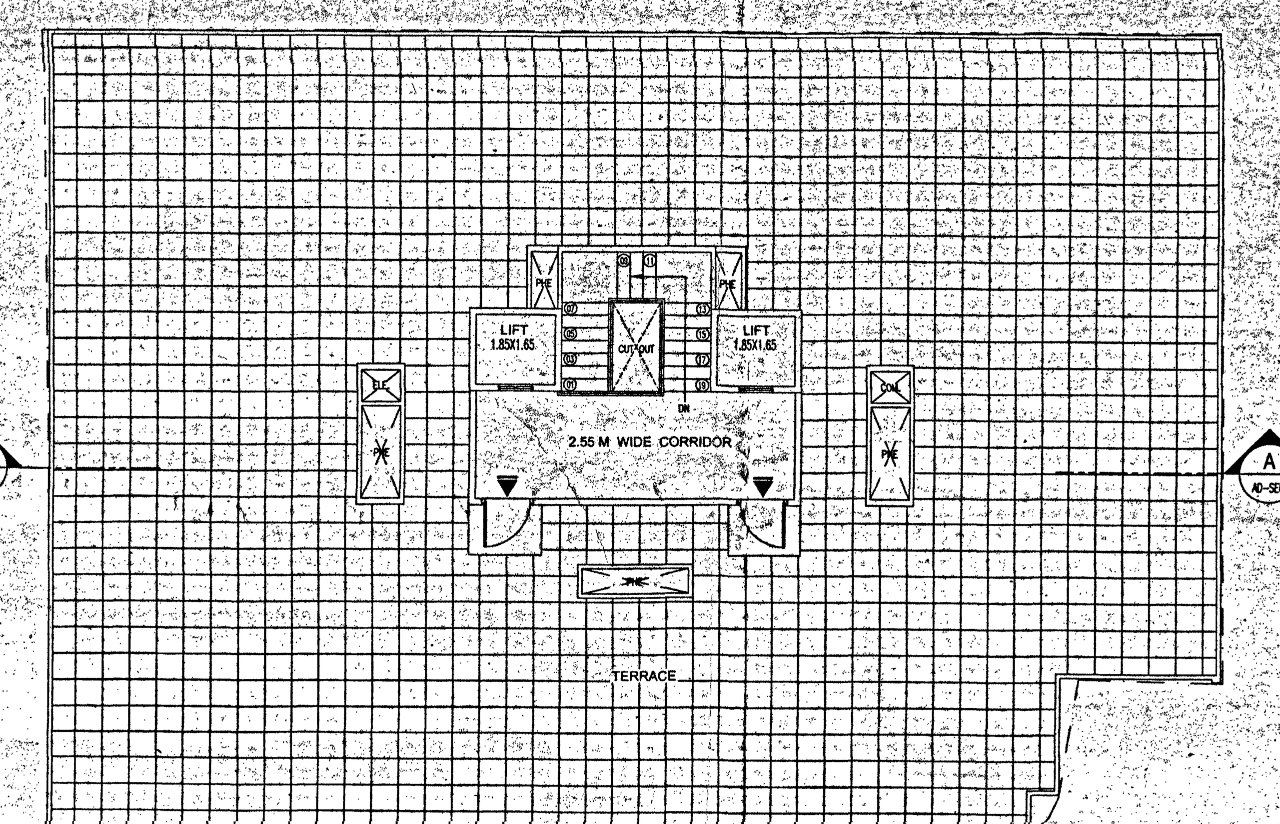
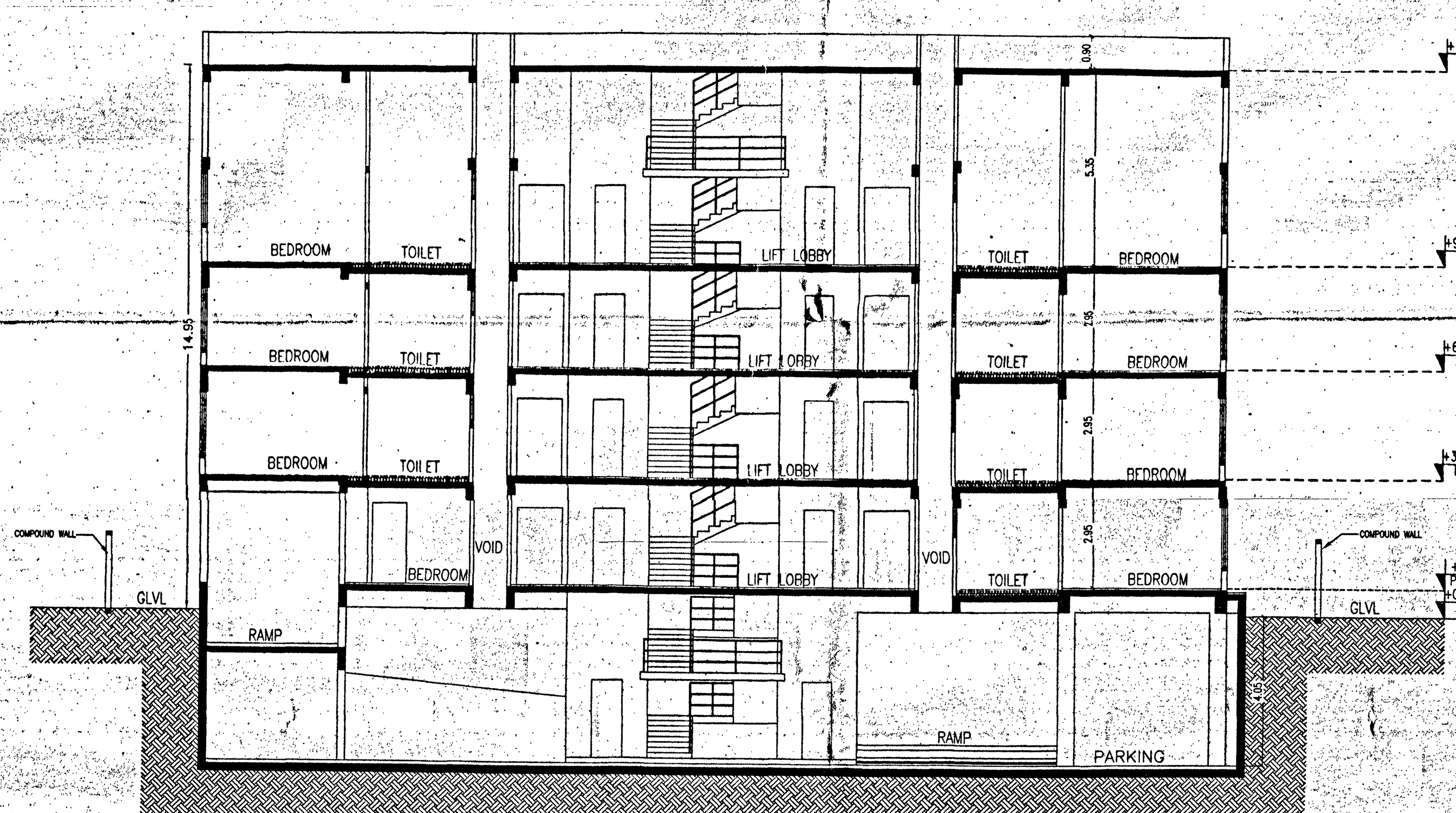
SHEET 02 OF 02



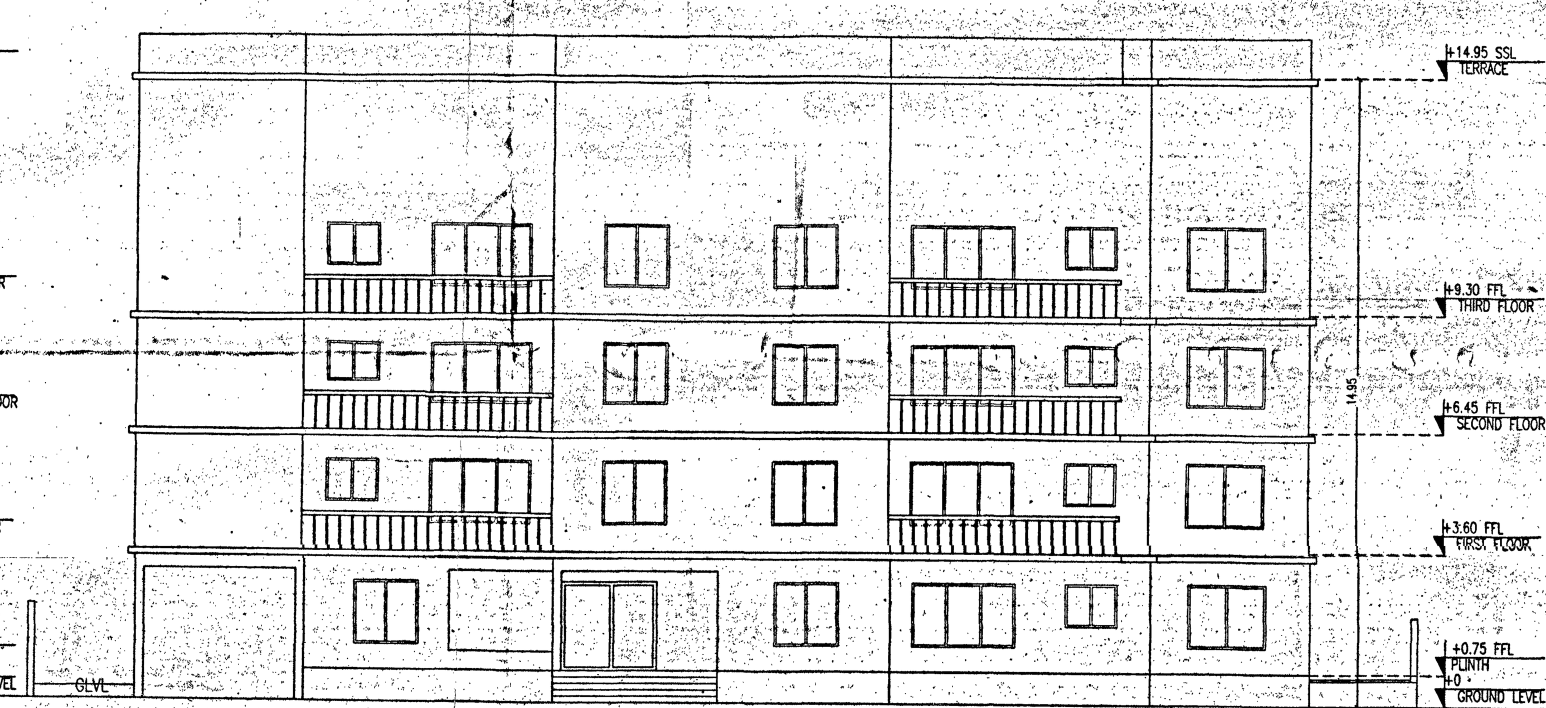
Third Floor Plan



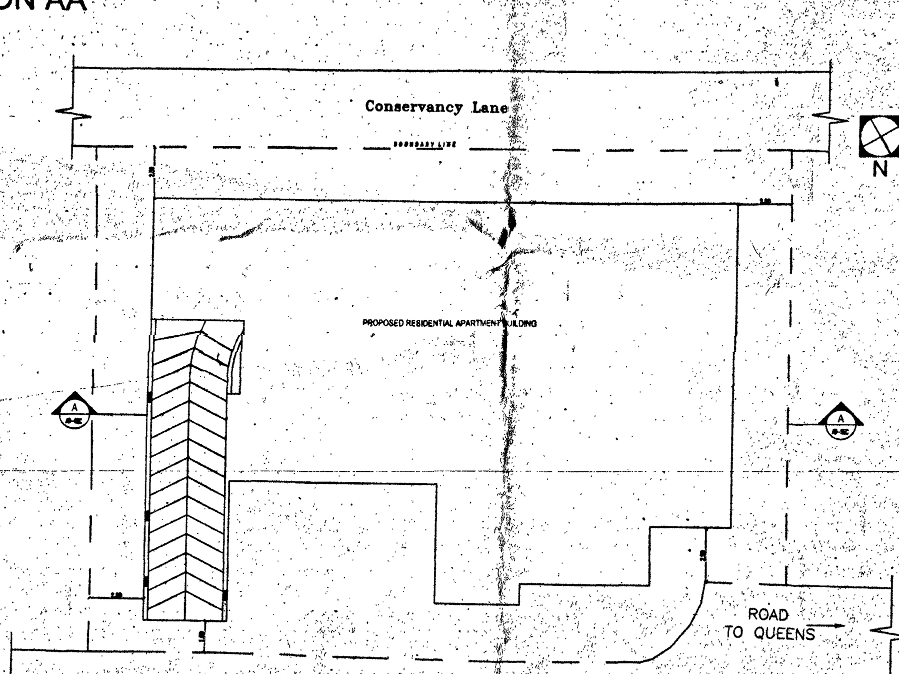
Terrace Floor Plan



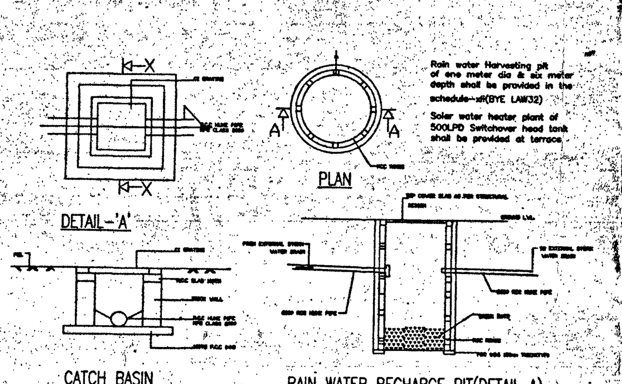
SECTION AA



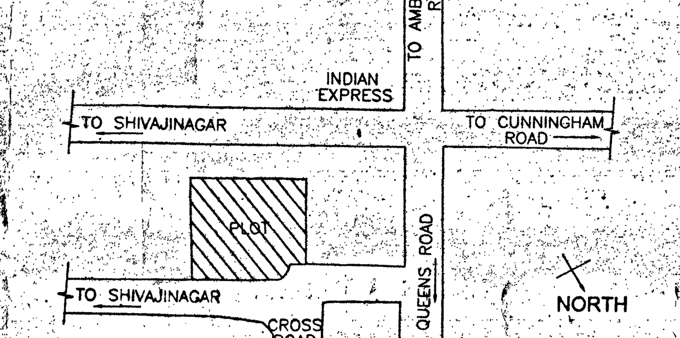
NORTH EAST ELEVATION



Site Plan Scale 1:200



RAIN WATER STORAGE TANK DETAIL



LOCATION PLAN

If any litigation arise Sanctioned plan will be with drawn without Notice

TRUE COPY

T.D.R. Utilised

ಅಂತರ್ಜಾಲ ತಂತ್ರಾಂಶ ಮುಖಾಂತರ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ನೀಡಿದ "ಸಾಮಾನ್ಯ ಪರವಾನಿಗಿ"

NOTE:

1) Plan Sanction is for BF+GF+FF+SF+THIRD FLOOR FOR 15 UNITS RESIDENTIAL USE ONLY.
2) This sanction will not regularise any unauthorised / illegal/ existing constructions (if any) made previously in the premises.
3) B.F/STILT/GF 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.

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

LP No: **Ad.com/EST/1104/13-14** Dated: 03/03/2014

Valid From 22/05/2014 to 21/05/2016

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

Assistant Director,
Town Planning (East),
Bruhat Bangalore Mahanagara Palike.

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	Ad. Com./EST/1104/13-14		
Application Type:	General	Zone:	East
Proposal Type:	Building Permission	Ward:	Ward-78
Nature of Sanction:	New	Plot No Value:	12
Plot Use:	Residential	City Survey No.:	0.00
Location:	Ring-I	Property No.:	0.00
Land Use Zone:	Residential (Mixed)		
Locality/Street:	0.00		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	766.79
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	766.79
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	766.79
MAX. PERMISSIBLE COVERAGE AREA	(70%)	536.75
Proposed Coverage Area	(66.02%)	506.21
Achieved Net coverage area	(66.02%)	506.21
BALANCE COVERAGE AREA LEFT	(3.98%)	30.55
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(1.75)	1341.88
ADDITIONAL FAR	0.25	0.25
ADDITIONAL TDR AREA	-	1878.63
Residential FAR		1843.53
Proposed FAR Area		1857.33
Substructure Area Add in FAR (Layout Lvl)		0.63
ACHIEVED NET FAR AREA	(2.42)	1857.96
BALANCE FAR AREA	(-0.67)	-516.08
ACHIEVED ADDITIONAL FAR		516.08
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		2494.87

COLOR INDEX

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

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
	1. ANISA NOOR JAFFER. 2. MOHAMMED FARHAN SAIT. 3. AZHAR NOOR. 4. SABIRA BAI 5. DF SILVERLINE CONSTRUCTIONS.

OWNER'S NAME:	OWNER'S SIGN
1. ANISA NOOR JAFFER 2. MOHAMMED FARHAN SAIT 3. AZHAR NOOR 4. SABIRA BAI 5. DF SILVERLINE CONSTRUCTIONS.	

PROJECT DESCRIPTION:

PROPOSED RESIDENTIAL APARTMENT BUILDING AT SITE NO:12. CHINNA SWAMY MODALIAR ROAD.VASANTHNAGAR.BANGALORE. WARD NO.93(OLD 78).PID NO.78-64-12.

ARCHITECT:	ARCHITECT SIGN:
BarathKumar H Rathi	

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

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESI)	Residential	Residential Bldg	Bldg upto 15.0 mt. Ht.

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	15	206.25	10	137.50
Mech.Car	0	0	10	137.50
Visitor's Car Parking	2	27.50	0	0.00
Total Car	17	233.75	20	275.00
TwoWheeler	2	27.50	0	0.00
Total Area	-	261.25	-	326.17

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.
A-1 (RESI)	1843.53	1857.33	2494.24	15.00
Total	1843.53	1857.33	2494.24	15.00

FLOORWISE FAR STATEMENT: A (RESI)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Void Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor...	25.65	8.88	8.38	8.38	0.00	0.00	0.00	0.00	0.00
Third Floor...	506.21	0.00	6.11	0.00	10.81	0.00	489.30	489.30	4.00
Second Floor...	506.21	0.00	6.11	0.00	10.81	0.00	489.30	489.30	4.00
First Floor...	506.21	0.00	6.11	0.00	10.81	0.00	489.30	489.30	4.00
Ground Floor...	443.72	0.00	6.11	0.00	10.81	51.17	375.64	375.64	3.00
Basement Floor...	506.25	0.00	6.11	0.00	0.00	484.03	0.00	13.80	0.00
Total	2494.24	8.88	38.91	8.38	43.22	535.20	1843.53	1857.33	15.00

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	06
D	0.90	2.10	12
DOOR-106	1.20	106.00	01
DOOR-149	1.20	131.00	01
DOOR-150	1.20	150.00	01
DOOR-178	1.20	178.00	01
O2	1.20	2.10	03
MD	1.20	2.10	09
DOOR-48	1.20	30.00	01
DOOR-49	1.20	49.00	01
DOOR-105	1.20	87.00	01
DOOR-132	1.55	119.00	01
DOOR-31	1.55	18.00	01
DOOR-88	1.55	75.00	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
WINDOW-120	0.60	120.00	01
WINDOW-19	0.60	19.00	01
WINDOW-76	0.60	76.00	01
W1	1.80	1.50	01
W	2.40	1.50	03

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.00 X 5.86 X 1	5.86	11.24
	1.00 X 5.38 X 1	5.38	
SECOND FLOOR	1.00 X 5.86 X 1	5.86	11.24
	1.00 X 5.38 X 1	5.38	
THIRD FLOOR	1.00 X 5.86 X 1	5.86	11.24
	1.00 X 5.38 X 1	5.38	

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