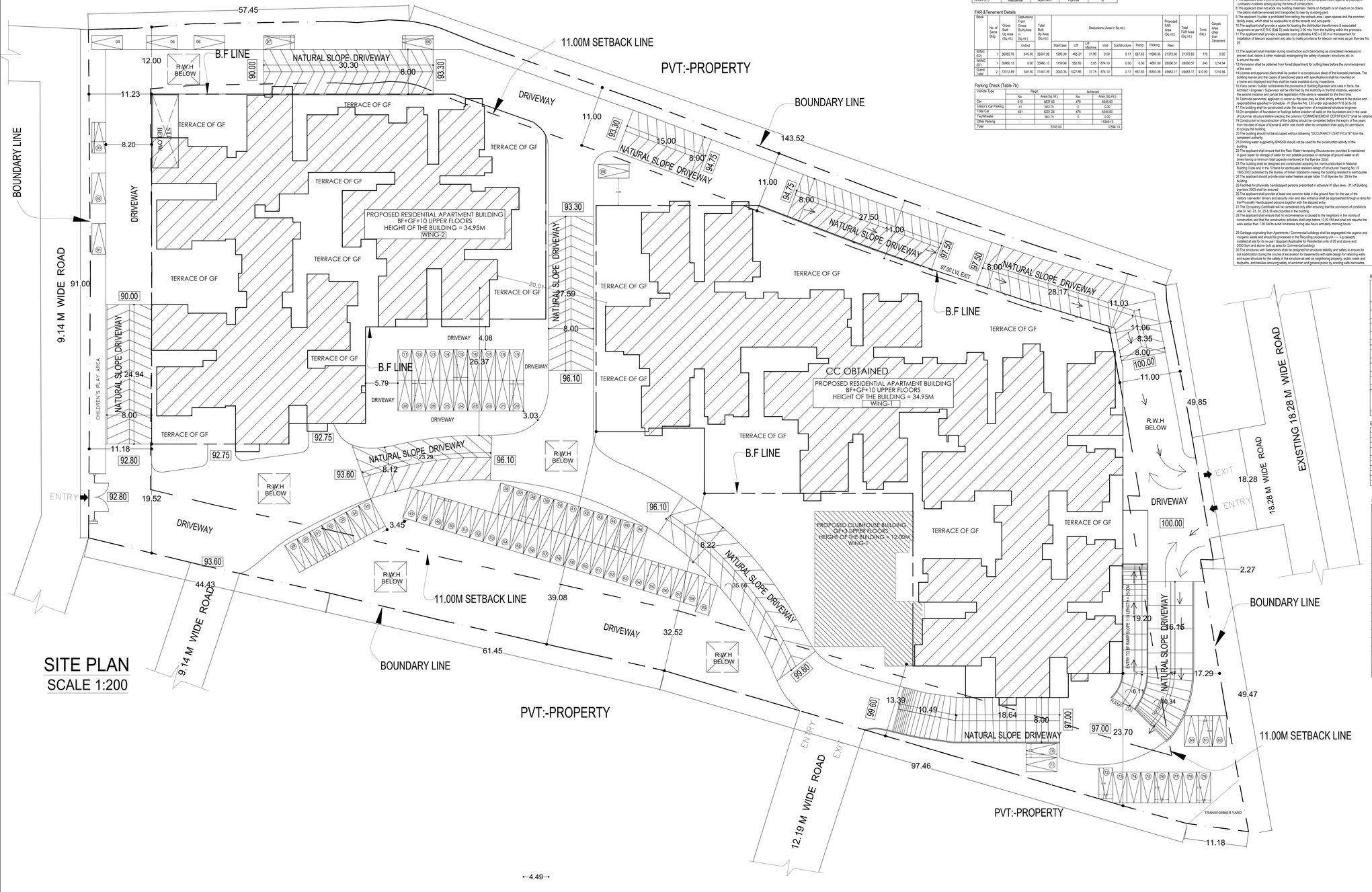


SCALE : 1:200

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9
	VERSION DATE: 23/08/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/1417/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 340/34/154
Nature of Sanction: MODIFY	City Survey No.: 340/34/154
Location: RING-III	Khata No. (As per Khata Extract): 340/34/154
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): 340/34/154
Zone: Rajarajeshwarinagar	Locality / Street of the property: Kanchenahalli village, Kengeri hobli, Bangalore south taluk, Bangalore.
Ward: Ward-198	
Planning District: 301-Kengeri	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 19796.00
NET AREA OF PLOT	(A-Deductions) 19796.00
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	9898.00
Proposed Coverage Area (43.76 %)	8662.14
Achieved Net coverage area (43.76 %)	8662.14
Balance coverage area left (6.24 %)	1235.86
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	49490.00
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.50)	49490.00
Residential FAR (100.00%)	49463.18
Proposed FAR Area	49463.18
Achieved Net FAR Area (2.50)	49463.18
Balance FAR Area (0.00)	26.82
BUILT UP AREA CHECK	
Proposed BuiltUp Area	71487.40
Substructure Area Add in BUA (Layout Lvl)	47.00
Achieved BuiltUp Area	71514.48

Approval Date :

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units				Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
WING (G)	Residential	Apartment	50 - 225	1	-	1	170	-	
WING (01)	Residential	Apartment	50 - 225	1	-	1	240	-	
	Total :		-	-	-	-	410	476	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WING (GD)	Residential	Apartment	Highrise	R
WING (01)	Residential	Apartment	Highrise	R

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
WING (G)	1	36052.76	545.50	35507.26	1283.39	465.21	31.50	0.00	0.17	667.63	11686.36	21372.60	21372.60	170	0.00
WING (01)	1	35960.13	0.00	35960.13	1759.96	562.65	5.85	874.10	0.00	0.00	0.00	4667.00	28090.57	240	1214.94
Grand Total:	2	72012.89	545.50	71467.39	3043.35	1027.86	37.75	874.10	0.17	667.63	11686.36	49463.17	49463.17	410.00	1214.94

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	410	5537.92	476	6545.00
Visitor's Car Parking	41	553.75	0	0.00
Total Car	451	6201.25	476	6545.00
TwoWheeler	-	553.75	0	0.00
Other Parking	-	-	-	11048.13
Total		6755.00		17594.13

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a).Consisting of Block : WING (GD) Wing - WING-1 (GD) Consisting of BASEMENT, GF,+10UF an d Block : WING (01) Wing - WING-1 (01) Consisting of GF,+10UF.
2.The sanction is accorded for Apartment WING (GD) and Apartment WING (01) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to the concerned agency.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub C) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably a 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.
12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on
a frame and displayed and they shall be made available for inspection.
15.If any owner / builder contravenes the provisions of the building Bye-laws and rules in force, the authority may withdraw the sanction accorded to the said work and in such a case, advance, erected in the second instance and cancel the registration if the same is requested for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule -IV (Bye-law no. 3.9) under sub section 9) ii) (a) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.The building shall be designed and constructed adopting the norms prescribed in National Building Code and the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24.The applicant shall provide rain water harvest system as per table 17 of Bye-law No. 35 for the building.
25.Ramps for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building Bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity
30.The owner / GPA holder shall submit the maintenance certificate for the completed units of 20 and above and 2000 Sqm and above built up area for Commercial building.
31.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32.Sufficient two wheeler parking shall be provided as per requirement.
33.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
34.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
35.The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate in BBMP. During Authority of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the construction activities will be deemed cancelled.
36.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for ss sites measuring 180 Sqm up to 240 Sqm (c minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/ Hostel) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker at the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Block :WING (01)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		StairCase	Lift	Lift Machine	Void	Parking	Resi.			
Terrace Floor	188.37	142.12	40.40	5.85	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Ninth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Eighth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Seventh Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Sixth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Fifth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Fourth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Third Floor	3295.58	155.75	49.61	0.00	88.58	0.00	2991.64	2991.64	24	289.68
Second Floor	3287.64	155.75	49.61	0.00	88.58	0.00	2983.60	2983.60	24	289.68
First Floor	3286.83	155.75	49.60	0.00	88.58	0.00	2982.90	2982.90	24	289.68
Ground Floor	5296.48	155.75	49.61	0.00	1.95	4667.00	421.17	421.17	00	345.90
Total:	35960.13	1759.96	562.65	5.85	874.10	4667.00	28090.57	28090.57	240	1214.94
Total Number of Same Blocks	1									
Total:	35960.13	1759.96	562.65	5.85	874.10	4667.00	28090.57	28090.57	240	1215

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.35 X 2 X 1	8.04	20.24
	1.20 X 4.06 X 1 X 1	4.88	
	1.20 X 3.05 X 2 X 1	7.32	
TYPICAL - 2- 10 FLOOR PLAN	1.37 X 3.20 X 1 X 9	39.51	281.25
	1.37 X 3.35 X 2 X 9	82.80	
	1.37 X 3.10 X 1 X 9	38.25	
	1.37 X 4.06 X 1 X 9	50.13	
	1.20 X 3.05 X 1 X 9	32.94	
	1.37 X 3.05 X 1 X 9	37.62	
Total	-	-	301.49

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.00 X 1 X 1	3.60	7.78
	1.14 X 3.61 X 1 X 1	4.12	
SECOND FLOOR PLAN	1.20 X 3.00 X 1 X 1	3.60	7.78
	1.14 X 3.61 X 1 X 1	4.12	
THIRD FLOOR PLAN	1.20 X 3.00 X 1 X 1	3.60	7.78
	1.14 X 3.61 X 1 X 1	4.12	
TYPICAL - 4, 5, 6, 7, 8, 9& 10 FLOOR PLAN	1.20 X 3.05 X 1 X 7	25.62	54.46
	1.14 X 3.61 X 1 X 7	28.84	
Total	-	-	77.80

Block :WING (02)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	122.48	0.00	122.48	87.79	2.79	31.90	0.00	0.00	0.00	0.00	0.00	00
Tenth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Ninth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Eighth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Seventh Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Sixth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Fifth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Fourth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
First Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Second Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Third Floor	2290.96	54.55	2236.41	87.79	34.68	0.00	0.17	0.00	0.00	2113.77	2113.77	17
Ground Floor	3366.65	0.00	3366.65	87.79	34.68	0.00	0.00	0.00	0.00	3244.18	0.00	00
Basement Floor	9420.66	0.00	9420.66	229.91	80.94	0.00	0.00	667.63	8442.18	0.00	0.00	00
Total:	36052.77	545.50	35507.27	1283.39	465.21	31.50	0.17	667.63	11686.36	21372.60	21372.60	170
Total Number of Same Blocks	1											
Total:	36052.77	545.50	35507.27	1283.39	465.21	31.50	0.17	667.63	11686.36	21372.60	21372.60	170

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s KRS Evergreen Structures, Rep by Sri.Y.Hanumanth Reddy and Sri.R.S.Madhu Kumar, Sy.54, Kenchenahalli village, Kengeri hobli,Bangalore south taluk, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE :
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyanangar.
BCC/BL-13/E-3672/2012-13

PROJECT TITLE :
Modified Building at Sy.No.340/34/154, Ward no 198, Kenchenahalli village, Kengeri, Bangalore South Taluk, Bangalore.

DRAWING TITLE : SITE PLAN

SHEET NO. : 1

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / OVERSEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

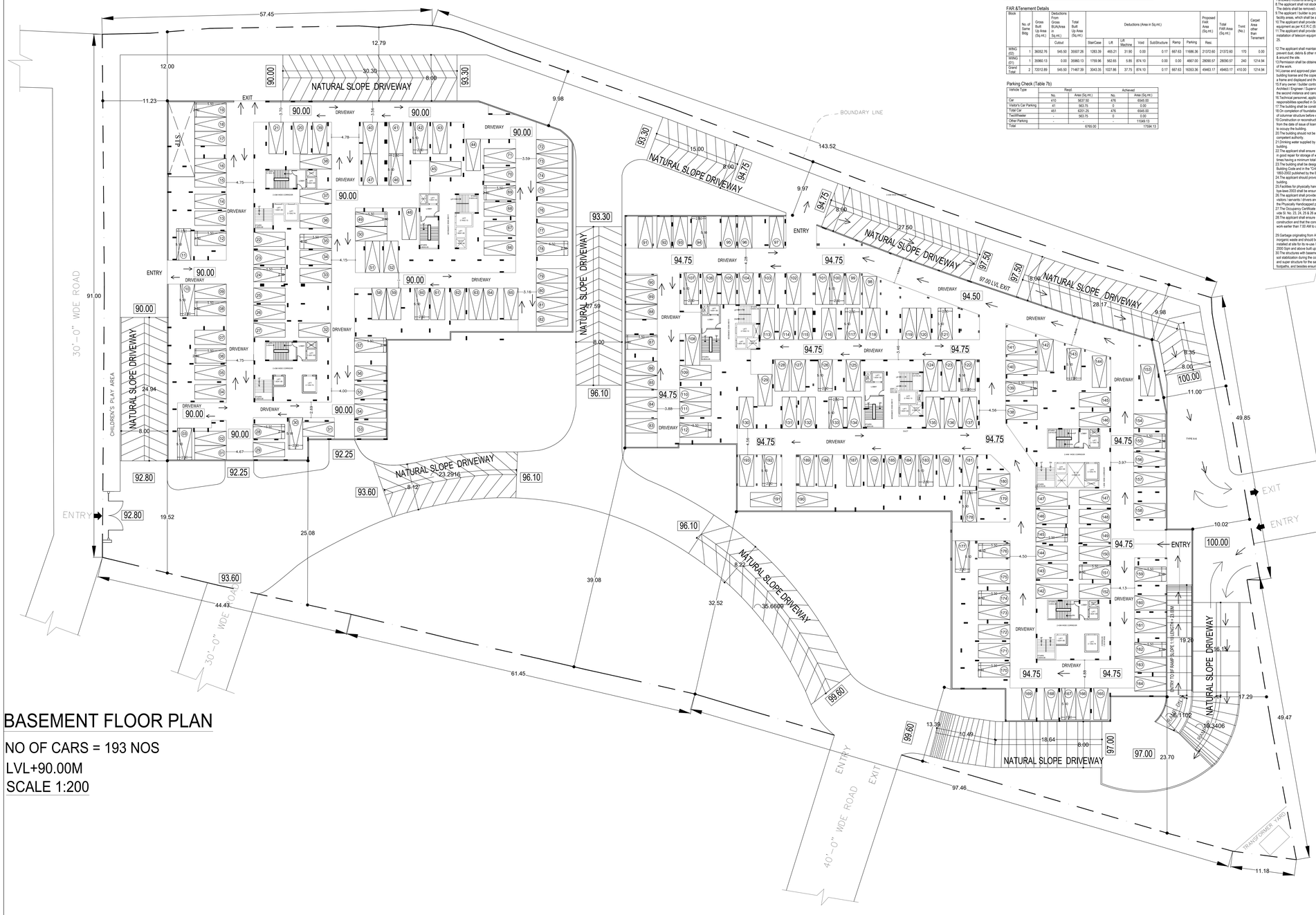
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

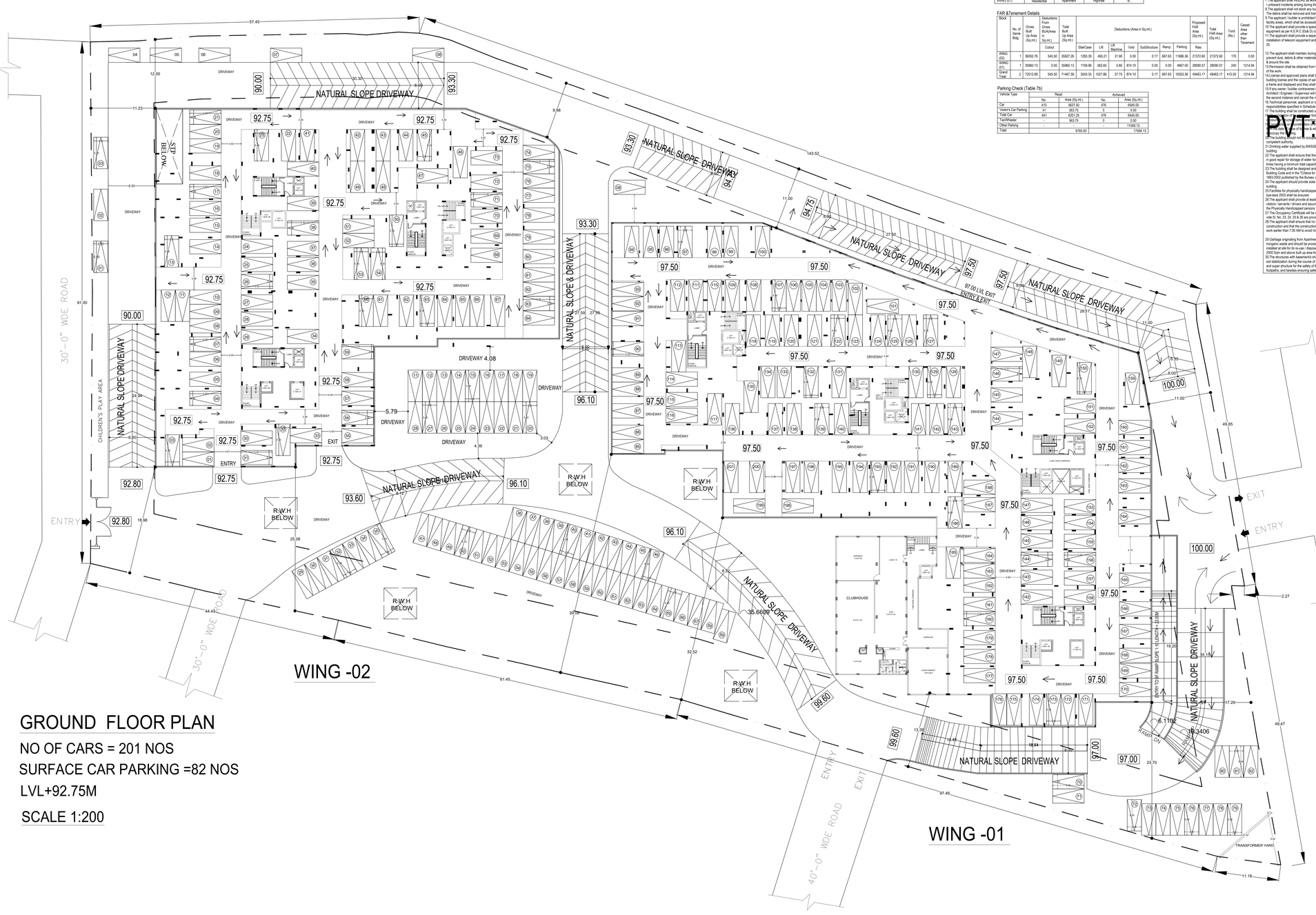
NORTH

Digitally signed by PRAVEEN KUMAR
Date: 23.08.2022 18:07:18
Organization: BBMP
Location: Bangalore
Reason: Approved
Building Plan Scrutiny Application
Bhuvanagara Pattana QR CODE

UserDefinedMetric (900.00 x 1650.00MM)

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.


NATURAL SLOPE DRIVEWAY
NATURAL SLOPE DRIVEWAY
NATURAL SLOPE DRIVEWAY



GROUND FLOOR PLAN

NO OF CARS = 201 NOS

SURFACE CAR PARKING =82 NOS

LVL+92.75M

SCALE 1:200

PVT - PROPERTY

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a).Consisting of Block : WING (02) Wing - WING-1 (02) Consisting of BASEMENT, GF+10UF an d Block : WING (01) Wing - WING-1 (01) Consisting of GF+10UF.
2.The sanction is accorded for Apartment WING (02) and Apartment WING (01) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to the respective authorities.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub C) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.
12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of the Building Bye-laws / rules in force, the plan sanction is liable to be revoked or modified suitably as per the Bye-laws. In such instance, action in the second instance and cancel the registration if the same is repeated for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule -IV (Bye-law No. 3.8) under sub section 9 of 8(a)'e (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.Occupancy certificate shall not be issued without obtaining "Consent to Establish" from the Karnataka State Pollution Control Board.
19.Drawing showing the completed rain water harvesting structure and the connection proposed to recharge the ground water should be submitted along with the application for occupancy certificate.
20.Permission shall be obtained from the competent authority for felling of trees existing in the premises.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Provisions for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building Bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and sanitary men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity
30.The owner / GPA holder shall not put up additional structures / additional units of 2Cr and above and 2000 Sqrs and above built up area for Commercial building).
30.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate, Government of Karnataka by the Department regarding working condition of Electrical installation / Lifts etc. The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from the date of issue of the permit, or the period of one (1) year after the grant of any lease or after intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqrm up to 240 Sqrm b) minimum of two trees for sites measuring with more than 240 Sqrm c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling
45.The Applicant / Owner / Developer shall comply with all the conditions / requirements stipulated in the Environment Clearance issued vide proceedings No. ----- dated -----.
46.The Applicant / Owner / Developer shall get the revised plan sanctioned for any deviations / alterations, misrepresentation of facts, or pending court cases, the plan sanctioned is liable to be cancelled.
47.The applicant shall obtain all other permissions required for the project as may be necessary from the various authorities for special conditions, if any.
48.The Applicant / Owner / Developer shall comply with all the conditions laid down in the Labour Department of Government of Karnataka vide ADDENDUM (Additional) Provident Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction sites with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at the construction site or work places.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker at the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must. BBMP will not be responsible for any dispute that may arise in respect of property in question.
5.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

SCALE : 1:200

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.9
	VERSION DATE: 23/08/2022

PROJECT DETAIL :		
Authority: BBMP	Plot Use: Residential	
Project No: PR/JP/KY/0122-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 340/34/154	
Nature of Sanction: MODIFY	City Survey No.: 340/34/154	
Location: RING-III	Khata No. (As per Khata Extract): 340/34/154	
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): 340/34/154	
Zone: Rajarajeshwarinagar	Locality / Street of the property: Kenchenahalli village, Kengeri hobli, Bangalore south taluk, Bangalore.	
Ward: Ward-198		
Planning District: 301-Kengeri		

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	19796.00
NET AREA OF PLOT	(A-Deductions)	19796.00
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9898.00
Proposed Coverage Area (45.76 %)		9062.14
Achieved Net coverage area (43.76 %)		8662.14
Balance coverage area left (6.24 %)		1235.86
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		49490.00
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		49490.00
Residential FAR (100.00%)		49483.18
Proposed FAR Area		49483.18
Achieved Net FAR Area (2.50)		49483.18
Balance FAR Area (0.00)		26.82
BUILT UP AREA CHECK		
Proposed BuiltUp Area		71487.40
SubStructure Area Add in BUA (Layout Lvl)		417.85
Achieved BuiltUp Area		71514.48

Approval Date :

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units				Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
WING (02)	Residential	Apartment	50 - 225	1	-	1	170	-	
WING (01)	Residential	Apartment	50 - 225	1	-	1	240	-	
	Total :		-	-	-	-	410	476	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WING (02)	Residential	Apartment	Highrise	R
WING (01)	Residential	Apartment	Highrise	R

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
WING (02)	1	36052.76	545.50	35507.26	1283.39	465.21	31.50	0.00	0.17	667.63	11686.36	21372.60	21372.60	170	0.00
WING (01)	1	35960.13	0.00	35960.13	1759.96	562.65	5.85	874.10	0.00	0.00	4667.00	28090.57	28090.57	240	1214.94
Grand Total:	2	72012.89	545.50	71467.39	3043.35	1027.86	37.75	874.10	0.17	667.63	16353.36	49463.17	49463.17	410.00	1214.94

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	410	5537.92	476	6545.00
Visitor's Car Parking	41	563.75	0	0.00
Total Car	451	6201.25	476	6545.00
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	11048.13
Total		6765.00		17594.13

Block :WING (01)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		StairCase	Lift	Lift Machine	Void	Parking	Resi.			
Terrace Floor	188.37	142.12	40.40	5.85	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Ninth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Eighth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Seventh Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Sixth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Fifth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Fourth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Third Floor	3295.58	150.75	49.61	0.00	88.58	0.00	2991.64	2991.64	24	289.68
Second Floor	3287.64	150.75	49.61	0.00	88.58	0.00	2983.60	2983.60	24	289.68
First Floor	3286.83	150.75	49.60	0.00	88.58	0.00	2982.90	2982.90	24	289.68
Ground Floor	5296.48	150.75	49.61	0.00	1.95	4667.00	421.17	421.17	00	345.90
Total:	35960.13	1759.96	562.65	5.85	874.10	4667.00	28090.57	28090.57	240	1214.94
Total Number of Same Blocks	1									
Total:	35960.13	1759.96	562.65	5.85	874.10	4667.00	28090.57	28090.57	240	1215

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.35 X 2 X 1	8.04	20.24
	1.20 X 4.06 X 1 X 1	4.88	
	1.20 X 3.05 X 2 X 1	7.32	
TYPICAL - 2- 10 FLOOR PLAN	1.37 X 3.20 X 1 X 9	39.51	281.25
	1.37 X 3.35 X 2 X 9	82.80	
	1.37 X 3.10 X 1 X 9	38.25	
	1.37 X 4.06 X 1 X 9	50.13	
	1.20 X 3.05 X 1 X 9	32.94	
	1.37 X 3.05 X 1 X 9	37.62	
Total	-	-	301.49

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.05 X 1 X 1	3.66	7.78
	1.14 X 3.61 X 1 X 1	4.12	
SECOND FLOOR PLAN	1.20 X 3.05 X 1 X 1	3.66	7.78
	1.14 X 3.61 X 1 X 1	4.12	
THIRD FLOOR PLAN	1.20 X 3.05 X 1 X 1	3.66	7.78
	1.14 X 3.61 X 1 X 1	4.12	
TYPICAL - 4, 5, 6, 7, 8, 9& 10 FLOOR PLAN	1.20 X 3.05 X 1 X 7	25.62	54.46
	1.14 X 3.61 X 1 X 7	28.84	
Total	-	-	77.80

Block :WING (02)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking		Resi.		
Terrace Floor	122.48	0.00	122.48	87.79	2.79	31.90	0.00	0.00	0.00		0.00	0.00	00
Tenth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00		2139.87	2139.87	17
Ninth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00		2139.87	2139.87	17
Eighth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00		2139.87	2139.87	17
Seventh Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00		2139.87	2139.87	17
Sixth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00		2139.87	2139.87	17
Fifth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00		2139.87	2139.87	17
Fourth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00		2139.87	2139.87	17
Third Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00		2139.87	2139.87	17
Second Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00		2139.87	2139.87	17
First Floor	2290.96	54.55	2236.41	87.79	34.68	0.00	0.00	0.17	0.00		2113.77	2113.77	17
Ground Floor	3366.65	0.00	3366.65	87.79	34.68	0.00	0.00	0.00	0.00		3244.18	0.00	00
Basement Floor	9420.66	0.00	9420.66	229.91	80.94	0.00	0.00	667.63	8442.18		0.00	0.00	00
Total:	36052.77	545.50	35507.27	1283.39	465.21	31.50	0.17	667.63	11686.36		21372.60	21372.60	170
Total Number of Same Blocks	1												
Total:	36052.77	545.50	35507.27	1283.39	465.21	31.50	0.17	667.63	11686.36		21372.60	21372.60	170

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s KRS Evergreen Structures, Rep by Sr.Y.Hanumanth Reddy and Sri R.S.Madhu Kumar, Sy.54, Kenchenahalli village, Kengeri hobli,Bangalore south taluk, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
Modified Building at Sy.No.340/34/154, Ward no 198, Kenchenahalli village, Kengeri, Bangalore South Taluk, Bangalore.

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO. : 3

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

Digitally signed by PRAVEEN KUMAR
Date: 2022.09.23 16:08:12 IST
Organization: Bruhat Bengaluru Mahanagara Palike
Location: Bruhat Bengaluru Mahanagara Palike
"This Auto Generated Document is Digitally Signed by Bruhat Bengaluru Mahanagara Palike"

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of and-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (900.00 x 1650.00MM)

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a).Consisting of Block : WING (02) Wing - WING-1 (02) Consisting of BASEMENT, GF,+10UF an d Block : WING (01) Wing - WING-1 (01) Consisting of GF,+10UF.
2.The sanction is accorded for Apartment WING (02) and Apartment WING (01) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to the respective authorities.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub C) code leaving 3.00 mts. from the building within the premises.
11.The applicant /architect shall provide a separate room preferably 4.5 X 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of persons / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.Layout plans and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority shall withdraw the sanction accorded for the work and the same shall be in abeyance in the second instance and cancel the registration if the same is repeated for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (Bye-law No. 3.8) under sub section 9 of 8(a) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.The building shall be designed and constructed adopting the norms prescribed in National Building Code and as in the "Criteria for Assessment of Seismic Resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24.The applicant should provide two lifts for common purposes as per table 17 of Bye-law No. 39 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building Bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers, separately men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27.The Occupants/Care taker/s will be considered as owners after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ~~~ k.g capacity
30.Rain water pits to be provided in the premises having minimum 2 residential units of 20 and above 2000 Sqm and above built up area for Commercial building).
30.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate, Bangalore with due inspection by the Department regarding working condition of Electrical installation (Lifts etc.,). The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from the date of issue of the permit. If the same is not complied with, the said permit shall become void unless the person to BBMP, showing sufficient cause why it should not be so done.
Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the said sanction deemed cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan prepared by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a site measuring 180 Sqm up to 240 Sqm (a minimum of two trees for sites measuring with more than 240 Sqm. (i) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/ Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work places.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker at the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f construction workers in the labour camps / construction sites.
2).all of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must. BBMP will not be responsible for any dispute that may arise in respect of property in question.
5.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCALE : 1:150

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)
FIRE

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9
	VERSION DATE: 23/08/2022

PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Proposed No: PID/21/7/22/23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 340/34/154
Nature of Sanction: SMOR	City Survey No.: 340/34/154
Location: RING-III	Khata No. (As per Khata Extract): 340/34/154
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): 340/34/154
Zone: Rajarajeshwarinagar	Locality / Street of the property: Kanchenahalli village, Kengeri hobli, Bangalore south taluk, Bangalore.
Ward: Ward-198	
Planning District: 301-Kengeri	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	19796.00
NET AREA OF PLOT	(A-Deductions)	19796.00
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9898.00
Proposed Coverage Area (42.76 %)		8662.14
Achieved Net coverage area (43.79 %)		8662.14
Balance coverage area left (6.24 %)		1235.86
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		49490.00
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		49490.00
Residential FAR (100.00%)		49463.18
Proposed FAR Area		49463.18
Achieved Net FAR Area (2.50)		49463.18
Balance FAR Area (0.00)		26.82
BUILT UP AREA CHECK		
Proposed BuiltUp Area		71467.40
Substructure Area Add in BUA (Layout Lvl)		417.85
Achieved BuiltUp Area		71514.48

Approval Date :

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Units Reqd./Unit	Car Reqd.	Car Prop.
WING (02)	Residential	Apartment	50 - 225	1	-	1	170	-
WING (01)	Residential	Apartment	50 - 225	1	-	1	240	-
Total :			-	-	-	-	410	476

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WING (02)	Residential	Apartment	Highrise	R
WING (01)	Residential	Apartment	Highrise	R

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
WING (02)	1	36052.76	545.50	35507.26	1283.39	465.21	31.90	0.00	0.17	667.63	11686.36	21372.60	21372.60	170	0.00
WING (01)	1	35960.13	0.00	35960.13	1759.96	562.65	5.85	874.10	0.00	0.00	4667.00	28090.57	28090.57	240	1214.94
Grand Total:	2	72012.89	545.50	71467.39	3043.35	1027.86	37.75	874.10	0.17	667.63	16353.36	49463.17	49463.17	410.00	1214.94

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achived No.	Achived Area (Sq.mt.)
Car	410	5637.50	476	6545.00
Visitor's Car Parking	41	563.75	0	0.00
Total Car	451	6201.25	476	6545.00
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	11049.13
Total		6765.00		17594.13

Block :WING (01)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	188.37	142.12	40.40	5.85	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Ninth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Eighth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Seventh Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Sixth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Fifth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Fourth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Third Floor	3295.58	155.75	49.61	0.00	88.58	0.00	2991.64	2991.64	24	289.68
Second Floor	3287.64	155.75	49.61	0.00	88.58	0.00	2983.60	2983.60	24	289.68
First Floor	3286.83	155.75	49.60	0.00	88.58	0.00	2982.90	2982.90	24	289.68
Ground Floor	5296.48	155.75	49.61	0.00	1.95	4667.00	421.17	421.17	00	345.90
Total:	35960.13	1759.96	562.65	5.85	874.10	4667.00	28090.57	28090.57	240	1214.94
Total Number of Same Blocks	1									
Total:	35960.13	1759.96	562.65	5.85	874.10	4667.00	28090.57	28090.57	240	1215

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.35 X 2 X 1	8.04	20.24
	1.20 X 4.06 X 1 X 1	4.88	
	1.20 X 3.05 X 2 X 1	7.32	
TYPICAL -2- TO FLOOR PLAN	1.37 X 3.20 X 1 X 9	39.51	281.25
	1.37 X 3.35 X 2 X 9	82.80	
	1.37 X 3.10 X 1 X 9	38.25	
	1.37 X 4.06 X 1 X 9	50.13	
	1.20 X 3.05 X 1 X 9	32.94	
	1.37 X 3.05 X 1 X 9	37.62	
Total	-	-	301.49

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.35 X 1 X 1	3.66	7.78
	1.14 X 3.61 X 1 X 1	4.12	
SECOND FLOOR PLAN	1.20 X 3.05 X 1 X 1	3.66	7.78
	1.14 X 3.61 X 1 X 1	4.12	
THIRD FLOOR PLAN	1.20 X 3.05 X 1 X 1	3.66	7.78
	1.14 X 3.61 X 1 X 1	4.12	
TYPICAL - 4, 5, 6, 7, 8, 9& 10 FLOOR PLAN	1.20 X 3.05 X 1 X 7	25.62	54.46
	1.14 X 3.61 X 1 X 7	28.84	
Total	-	-	77.80

Block :WING (02)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	122.48	0.00	122.48	87.79	2.79	31.90	0.00	0.00	0.00	0.00	0.00	00
Tenth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Ninth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Eighth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Seventh Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Sixth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Fifth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Fourth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Third Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Second Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
First Floor	2290.96	54.55	2236.41	87.79	34.68	0.00	0.00	0.17	0.00	2113.77	2113.77	17
Ground Floor	3366.65	0.00	3366.65	87.79	34.68	0.00	0.00	0.00	0.00	3244.18	0.00	00
Basement Floor	9420.66	0.00	9420.66	229.91	80.94	0.00	0.00	667.63	8442.18	0.00	0.00	00
Total:	36052.77	545.50	35507.27	1283.39	465.21	31.90	0.17	667.63	11686.36	21372.60	21372.60	170
Total Number of Same Blocks	1											
Total:	36052.77	545.50	35507.27	1283.39	465.21	31.90	0.17	667.63	11686.36	21372.60	21372.60	170

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s KNS Evergreen Structures, Rep by Sri.Y.Hanumanth Reddy and Sri.R.S.Madhu Kumar, Sy.54, Kenchenahalli village, Kengeri hobli,Bangalore south taluk, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road. kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
Modified Building at Sy.No.340/34/154, Ward no.198, Kenchenahalli village, Kengeri, Bangalore South Taluk, Bangalore.

DRAWING TITLE : FIRST FLOOR PLAN

SHEET NO : 4

SANCTIONING AUTHORITY :

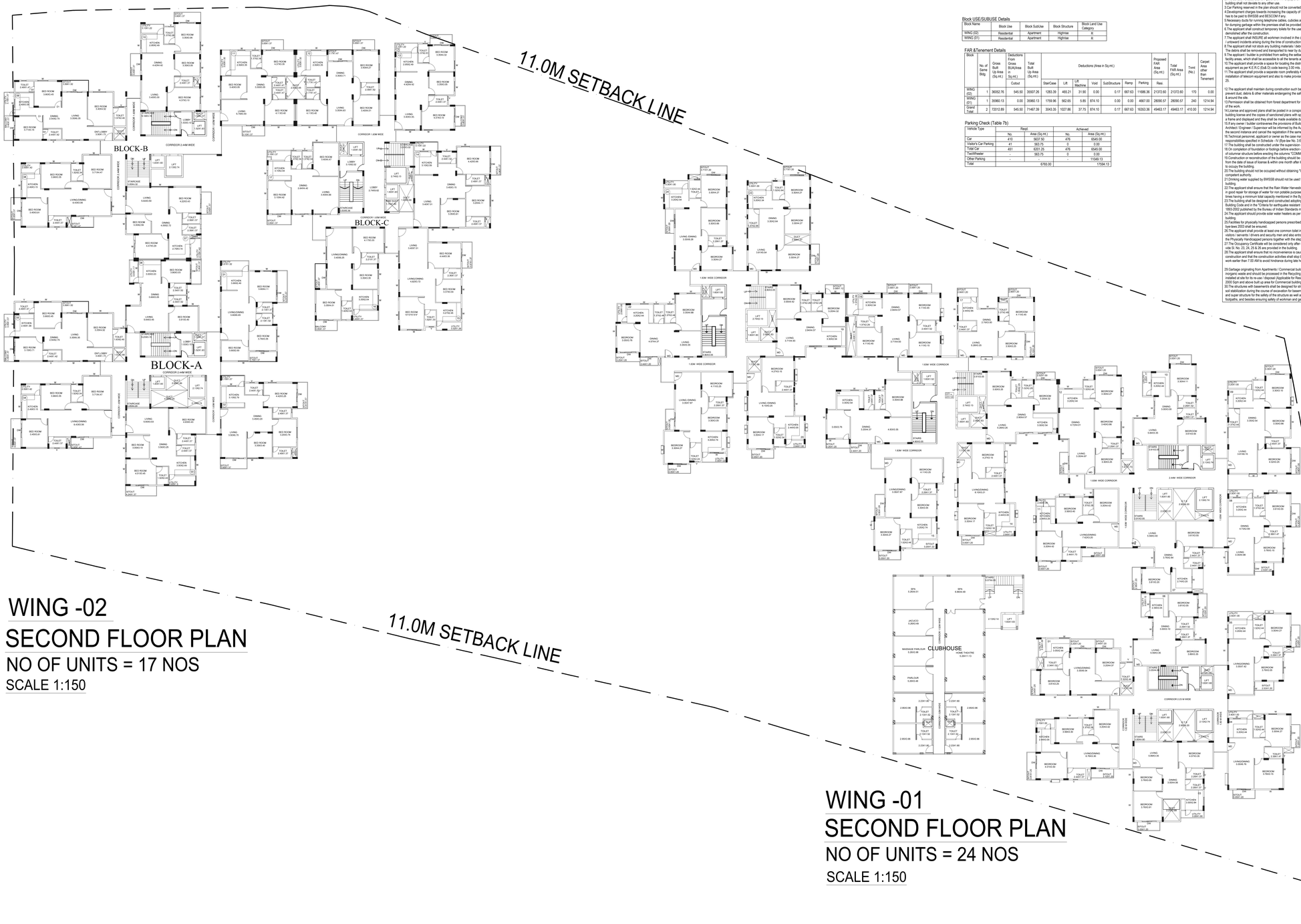
ASSISTANT / JUNIOR ENGINEER / OVERSEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

Digitally signed by VENKATESH KUMAR
Date: 23.08.2022 18:16:16
Organization: Bruhat Bengaluru Mahanagara Palike
Location: Bruhat Bengaluru Mahanagara Palike
Certificate No: 2A1A0000022-23
Serial Number: 7c6e1a0000022-23
Bruhat Bengaluru Mahanagara Palike

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of and-user provided data. 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.



WING -02
SECOND FLOOR PLAN
NO OF UNITS = 17 NOS
SCALE 1:150

WING -01
SECOND FLOOR PLAN
NO OF UNITS = 24 NOS
SCALE 1:150

SCALE : 1:150

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WING (02)	Residential	Apartment	Highrise	R
WING (01)	Residential	Apartment	Highrise	R

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
WING (02)	1	36052.76	545.50	35507.26	1283.39	465.21	31.90	0.00	0.17	667.63	11686.36	21372.60	21372.60	170	0.00
WING (01)	1	35960.13	0.00	35960.13	1759.96	562.65	5.85	874.10	0.00	0.00	4667.00	28090.57	28090.57	240	1214.94
Grand Total:	2	72012.89	545.50	71467.39	3043.35	1027.86	37.75	874.10	0.17	667.63	16353.36	49463.17	49463.17	410.00	1214.94

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	410	5637.50	476	6545.00
Visitor's Car Parking	41	563.75	0	0.00
Total Car	451	6201.25	476	6545.00
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	11048.13
Total		6765.00		17594.13

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a).Consisting of Block : WING (02) Wing - WING-1 (02) Consisting of BASEMENT, GF,+10UF an d Block : WING (01) Wing - WING-1 (01) Consisting of GF,+10UF.
2.The sanction is accorded for Apartment WING (02) and Apartment WING (01) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to the concerned agency.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupiers.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub C) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room (preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority shall withdraw the sanction accorded to the said building. In such an instance, the deposit in the second instance and cancel the registration if the same is repeated for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.8) under sub section 9.6 (a) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.The building shall be designed and constructed adopting the norms prescribed in 'National Building Code' and in the 'Seismic & Earthquake resistant design of structures' bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24.The applicant should provide two water heaters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building Bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall step before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity
30.The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate, Labour Department before occupancy by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from the Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate, Labour Department before occupancy by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravening of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from the date of issue of the permit. If the same is not complied with, the said permit shall become ipso intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns etc. Foundation. Otherwise the plan sanction deemed cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Karnataka vide ADDENDUM (Hosadaag/ Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction sites with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work places.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker at the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f construction workers in the labour camps / construction sites.
2).List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Block :WING (01)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		StairCase	Lift	Lift Machine	Void	Parking	Resi.				
Terrace Floor	188.37	142.12	40.40	5.85	0.00	0.00	0.00	0.00	00	0.00	
Tenth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00	
Ninth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00	
Eighth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00	
Seventh Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00	
Sixth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00	
Fifth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00	
Fourth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00	
Third Floor	3295.58	155.75	49.61	0.00	88.58	0.00	2991.64	2991.64	24	289.68	
Second Floor	3287.54	155.75	49.61	0.00	88.58	0.00	2983.60	2983.60	24	289.68	
First Floor	3298.83	155.75	49.61	0.00	88.58	0.00	2992.90	2992.90	24	289.68	
Ground Floor	5295.48	155.75	49.61	0.00	1.96	4667.00	421.17	421.17	00	345.90	
Total:	35960.13	1759.96	562.65	5.85	874.10	4667.00	28090.57	28090.57	240	1214.94	
Total Number of Same Blocks	1										
Total:	35960.13	1759.96	562.65	5.85	874.10	4667.00	28090.57	28090.57	240	1215	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.35 X 2 X 1	8.04	20.24
	1.20 X 4.06 X 1 X 1	4.88	
	1.20 X 3.05 X 2 X 1	7.32	
TYPICAL - 2- TO FLOOR PLAN	1.37 X 3.20 X 1 X 9	39.51	281.25
	1.37 X 3.35 X 2 X 9	82.80	
	1.37 X 3.05 X 1 X 9	38.25	
	1.37 X 4.06 X 1 X 9	50.13	
	1.20 X 3.05 X 1 X 9	32.94	
	1.37 X 3.05 X 1 X 9	37.62	
Total:	-	-	301.49

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.05 X 1 X 1	3.66	7.78
	1.14 X 3.61 X 1 X 1	4.12	
SECOND FLOOR PLAN	1.20 X 3.05 X 1 X 1	3.66	7.78
	1.14 X 3.61 X 1 X 1	4.12	
THIRD FLOOR PLAN	1.20 X 3.05 X 1 X 1	3.66	7.78
	1.14 X 3.61 X 1 X 1	4.12	
TYPICAL - 4, 5, 6, 7, 8, 9& 10 FLOOR PLAN	1.20 X 3.05 X 1 X 7	25.62	54.46
	1.14 X 3.61 X 1 X 7	28.84	
Total:	-	-	77.80

Block :WING (02)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	122.48	0.00	122.48	87.79	2.79	31.90	0.00	0.00	0.00	0.00	00	00
Tenth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Ninth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Eighth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Seventh Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Sixth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Fifth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Fourth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Third Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Second Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
First Floor	2290.96	54.55	2236.41	87.79	34.68	0.00	0.00	0.17	0.00	2113.77	2113.77	17
Ground Floor	3366.65	0.00	3366.65	87.79	34.68	0.00	0.00	0.00	3244.18	0.00	00	00
Basement Floor	9420.66	0.00	9420.66	229.91	80.94	0.00	0.00	667.63	8442.18	0.00	00	00
Total:	36052.77	545.50	35507.27	1283.39	465.21	31.90	0.00	0.17	667.63	11686.36	21372.60	170
Total Number of Same Blocks	1											
Total:	36052.77	545.50	35507.27	1283.39	465.21	31.90	0.00	0.17	667.63	11686.36	21372.60	170

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK.(COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9 VERSION DATE: 23/08/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PR/JP/47/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 340/34/154	
Nature of Sanction: SANCTION	City Survey No.: 340/34/154	
Location: RING-III	Khata No. (As per Khata Extract): 340/34/154	
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): 340/34/154	
Zone: Rajarajeshwarinagar	Locality / Street of the property: Kanchenahalli village, Kengeri hobli, Bangalore south taluk, Bangalore.	
Ward: Ward-198		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	19796.00
NET AREA OF PLOT	(A-Deductions)	19796.00
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9898.00
Proposed Coverage Area (43.76 %)		8662.14
Achieved Net coverage area (43.76 %)		8662.14
Balance coverage area left (6.24 %)		1235.86
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		49490.00
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		49490.00
Residential FAR (100.00%)		49463.18
Proposed FAR Area		49463.18
Achieved Net FAR Area (2.50)		49463.18
Balance FAR Area (0.00)		26.82
BUILT UP AREA CHECK		
Proposed BuiltUp Area		71467.40
Substructure Area Add in BUA (Layout Lvl)		417.80
Achieved BuiltUp Area		71514.48

Approval Date :

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units				Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
WING (02)	Residential	Apartment	50 - 225	1	-	1	170	-	
WING (01)	Residential	Apartment	50 - 225	1	-	1	240	-	
Total :			-	-	-	-	410	476	

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s KNS Evergreen Structures. Rep by Sr.Y.Hanumanth Reddy and Sr.R.S.Madhu Kumar. Sy.54, Kenchenahalli village, Kengeri hobli,Bangalore south taluk, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
Modified Building at Sy No 340/34/154, Ward no 198, Kenchenahalli village, Kengeri, Bangalore South Taluk, Bangalore.

DRAWING TITLE : SECOND FLOOR PLAN

SHEET NO : 5

SANCTIONING AUTHORITY :

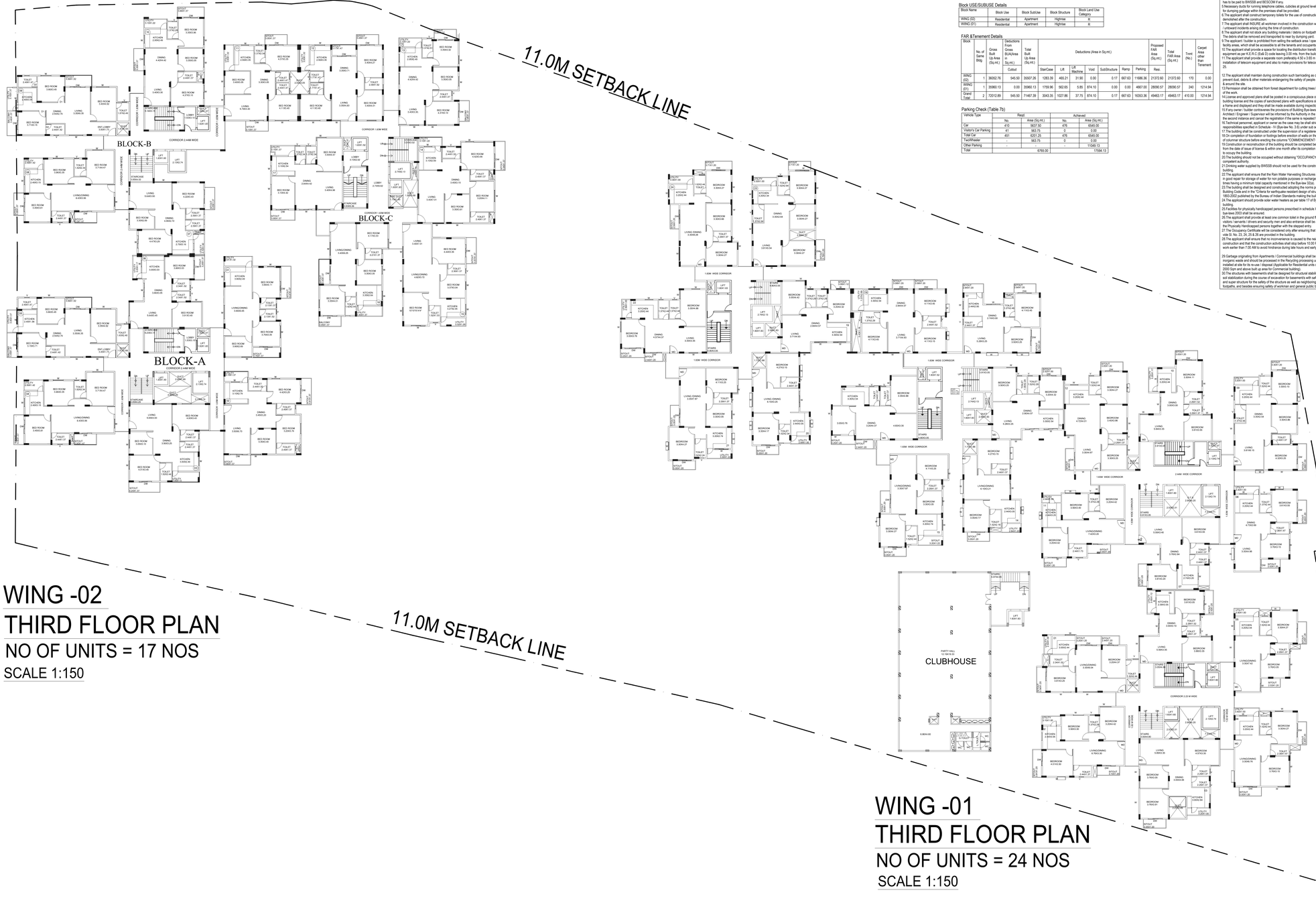
ASSISTANT / JUNIOR ENGINEER / Name (Ward)	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

Digitally signed by PRAKASH KUMAR
Location: BANGALORE
Date: 2022.08.23 18:01:11 IST
Reason: Approved
BBMP Web Application
Authorized Signatory
Bruhat Bengaluru Mahanagara Palike

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.


11.0M SETBACK LINE
BLOCK-A
BLOCK-B
BLOCK-C
CORRIDOR 2.4M WIDE
CORRIDOR 1.65M WIDE
CORRIDOR 1.65M WIDE
CORRIDOR 1.65

WING -02

TYPICAL 4th TO 10th FLOOR PLAN

NO OF UNITS = 17 X 7 = 119 NOS SCALE 1:150

WING 02 ELEVATION SCALE 1:100

WING -01

TYPICAL 4th TO 10th FLOOR PLAN

NO OF UNITS = 24 X 7 = 168NOS

SCALE 1:150

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WING (02)	Residential	Apartment	Highrise	R
WING (01)	Residential	Apartment	Highrise	R

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
WING (02)	1	36052.76	545.50	35507.26	1283.39	465.21	31.90	0.00	0.17	667.63	11686.36	21372.60	21372.60	170	0.00
WING (01)	1	35960.13	0.00	35960.13	1759.96	562.65	5.85	874.10	0.00	0.00	4667.00	28090.57	28090.57	240	1214.94
Grand Total:	2	72012.89	545.50	71467.39	3043.35	1027.86	37.75	874.10	0.17	667.63	16353.36	49463.17	49463.17	410.00	1214.94

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	410	5637.62	476	6545.00
Visitor's Car Parking	41	563.75	0	0.00
Total Car	451	6201.25	476	6545.00
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	11048.13
Total		6765.00		17594.13

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a).Consisting of Block : WING (02) Wing - WING-1 (02) Consisting of BASEMENT, GF,+10UF an d Block : WING (01) Wing - WING-1 (01) Consisting of GF,+10UF.
2.The sanction is accorded for Apartment WING (02) and Apartment WING (01) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to the concerned agency.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub C) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room (preferably 4.25 x 3.65 m) in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 35.
12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Clearance shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority shall withdraw the sanction accorded to the said work. The person shall be liable for action in the second instance and cancel the registration if the same is repeated for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule -IV (Bye-law No. 3.6) under sub section 10 of Bye-law (a), (b).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19.Construction or reconstruction of this building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24.The applicant shall provide adequate rain water headers as per bye 17 of Bye-law No. 35 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building Bye-laws,2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity Composter / Vermi Composter / Recycling processing unit as per norms provided in Q and Annexure 2500 Sqm and above built up area for Commercial building.
30.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35.The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate of Government of Karnataka or by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building one before the onset of summer and another during the summer and assume complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner's about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from the date of issue of the permit, or the permit shall lapse. Provided that in the case of a work for the alteration in BBMP (Demolishing Authority) at the intention to apply shall be in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Architect / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Owner / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unitdevelopment plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag/ Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work places.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker at his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f construction workers in the labour camps / construction sites.
2).List of children of workers shall be furnished by the Builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must. BBMP will not be responsible for any dispute that may arise in respect of property in question.
5.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCALE : 1:150

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9
	VERSION DATE: 23/08/2022

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/JP/17/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 340/341/54
Nature of Sanction: MODIFY	City Survey No.: 340/341/54
Location: RING-III	Khata No. (As per Khata Extract): 340/341/54
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): 340/341/54
Zone: Rajarajeshwarinagar	Locality / Street of the property: Kanchenahalli village, Kengeri hobli, Bangalore south taluk, Bangalore.
Ward: Ward-198	
Planning District: 301-Kengeri	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	19796.00
NET AREA OF PLOT	(A-Deductions)	19796.00
COVERAGE CHECK		
	Permissible Coverage area (50.00 %)	9898.00
	Proposed Coverage Area (43.76 %)	8662.14
	Achieved Net coverage area (43.76 %)	8662.14
	Balance coverage area left (6.24 %)	1235.86
FAR CHECK		
	Permissible F.A.R. as per zoning regulation 2015 (2.50)	49490.00
	Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
	Allowable TDR Area (50% of Perm.FAR)	0.00
	Premium FAR for Plot within Impact Zone (-)	0.00
	Total Perm. FAR area (2.50)	49490.00
	Residential FAR (100.00%)	49463.18
	Proposed FAR Area	49463.18
	Achieved Net FAR Area (2.50)	49463.18
	Balance FAR Area (0.00)	26.82
BUILT UP AREA CHECK		
	Proposed BuiltUp Area	71467.40
	Substructure Area Add in BUA (Layout Lvl)	47.26
	Achieved BuiltUp Area	71514.48

Approval Date :

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units				Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
WING (02)	Residential	Apartment	50 - 225	1	-	1	170	-	
WING (01)	Residential	Apartment	50 - 225	1	-	1	240	-	
Total :			-	-	-	-	410	476	

Block :WING (01)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		StairCase	Lift	Lift Machine	Void	Parking	Resi.			
Terrace Floor	188.37	142.12	40.40	5.85	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Ninth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Eighth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Seventh Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Sixth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Fifth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Fourth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Third Floor	3295.58	155.75	49.61	0.00	88.58	0.00	2991.64	2991.64	24	289.68
Second Floor	3287.64	155.75	49.61	0.00	88.58	0.00	2983.69	2983.69	24	289.68
First Floor	3298.83	155.75	49.60	0.00	88.58	0.00	2992.90	2992.90	24	289.68
Ground Floor	5296.48	155.75	49.61	0.00	1.95	4667.00	421.17	421.17	00	345.90
Total	35960.13	1759.96	562.65	5.85	874.10	4667.00	28090.57	28090.57	240	1214.94
Total Number of Same Blocks	1									
Total:	35960.13	1759.96	562.65	5.85	874.10	4667.00	28090.57	28090.57	240	1215

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.35 X 2 X 1	8.04	20.24
	1.20 X 4.05 X 1 X 1	4.86	
	1.20 X 3.05 X 2 X 1	7.32	
TYPICAL - 2- 10 FLOOR PLAN	1.37 X 3.20 X 1 X 9	39.91	281.25
	1.37 X 3.35 X 2 X 9	82.80	
	1.37 X 3.10 X 1 X 9	38.25	
	1.37 X 4.68 X 1 X 9	57.73	
	1.20 X 3.05 X 1 X 9	32.94	
	1.37 X 3.05 X 1 X 9	37.62	
Total	-	-	301.49

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.05 X 1 X 1	3.66	7.78
	1.14 X 3.81 X 1 X 1	4.12	
SECOND FLOOR PLAN	1.20 X 3.05 X 1 X 1	3.66	7.78
	1.14 X 3.81 X 1 X 1	4.12	
THIRD FLOOR PLAN	1.20 X 3.05 X 1 X 1	3.66	7.78
	1.14 X 3.81 X 1 X 1	4.12	
TYPICAL - 4, 5, 6, 7, 8, 9& 10 FLOOR PLAN	1.20 X 3.05 X 1 X 7	25.62	54.46
	1.14 X 3.81 X 1 X 7	28.84	
Total	-	-	77.80

Block :WING (02)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	122.48	0.00	122.48	87.79	2.79	31.90	0.00	0.00	0.00	0.00	0.00	00
Tenth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Ninth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Eighth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Seventh Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Sixth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Fifth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Fourth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17
Third Floor	2290.96	54.55	2236.41	87.79	34.68	0.00	0.17	0.00	0.00	2113.77	2113.77	17
Ground Floor	3366.65	0.00	3366.65	87.79	34.68	0.00	0.00	0.00	3244.18	0.00	0.00	00
First Floor	9420.66	0.00	9420.66	229.91	80.94	0.00	0.00	667.63	8442.18	0.00	0.00	00
Total:	36052.77	545.50	35507.27	1283.39	465.21	31.90	0.17	667.63	11686.36	21372.60	21372.60	170
Total Number of Same Blocks	1											
Total:	36052.77	545.50	35507.27	1283.39	465.21	31.90	0.17	667.63	11686.36	21372.60	21372.60	170

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s KRS Evergreen Structures. Rep by Sri.Y.Hanumanth Reddy and Sri.R.S.Madhu Kumar, Sy.54, Kanchenahalli village, Kengeri hobli,Bangalore south taluk, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar, No.26, Bhudevi nilaya, 2nd main road, kalyanangar
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
Modified Building at Sy.No.340/341/54, Ward no 198, Kanchenahalli village, Kengeri, Bangalore South Taluk, Bangalore.

DRAWING TITLE : TYPICAL 4TH TO 10TH FLOOR PLAN WING - 02 ELEVATION

SHEET NO : 7

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / Circle Assistant	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

Digitally signed by PRATHIBHA KUMARI
Date: 2022.08.23 16:48:15 IST
Reason: Approved
Location: Bangalore
Bruhat Bengaluru Mahanagara Palike
Building Plan Section, Mahadevapura Zone, Bengaluru
BBMP/Addl.Dir/JD Nagar/0002/22-23

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (900.00 x 1650.00MM)

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WING (02)	Residential	Apartment	Highrise	R
WING (01)	Residential	Apartment	Highrise	R

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
WING (02)	1	36052.76	545.50	35507.26	1283.39	465.21	31.90	0.00	0.17	667.63	11686.36	21372.60	21372.60	170	0.00
WING (01)	1	35960.13	0.00	35960.13	1759.96	562.65	5.85	874.10	0.00	0.00	4667.00	28090.57	28090.57	240	1214.94
Grand Total:	2	72012.89	545.50	71467.39	3043.35	1027.86	37.75	874.10	0.17	667.63	16353.36	49463.17	49463.17	410.00	1214.94

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	410	5637.50	476	6545.00
Visitor's Car Parking	41	563.75	0	0.00
Total Car	451	6201.25	476	6545.00
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	11048.13
Total		6765.00		17594.13

Block :WING (01)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		StairCase	Lift	Lift Machine	Void	Parking	Resi.			
Terrace Floor	188.37	142.12	40.40	5.85	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	2946.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Ninth Floor	2946.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Eighth Floor	2946.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Seventh Floor	2946.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Sixth Floor	2946.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Fifth Floor	2946.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Fourth Floor	2946.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Third Floor	3285.08	155.75	49.61	0.00	88.58	0.00	2991.64	2991.64	24	289.68
Second Floor	3287.54	155.75	49.61	0.00	88.58	0.00	2993.60	2993.60	24	289.68
First Floor	3286.83	155.75	49.60	0.00	88.58	0.00	2992.90	2992.90	24	289.68
Ground Floor	5256.48	155.75	49.61	0.00	1.56	4667.00	421.57	421.57	00	345.90
Total:	35960.13	1759.96	562.65	5.85	874.10	4667.00	28090.57	28090.57	240	1214.94
Total Number of Same Blocks	1									
Total:	35960.13	1759.96	562.65	5.85	874.10	4667.00	28090.57	28090.57	240	1215

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.35 X 2 X 1	8.04	20.24
	1.20 X 4.06 X 1 X 1	4.88	
	1.20 X 3.05 X 2 X 1	7.32	
TYPICAL - 2- 10 FLOOR PLAN	1.37 X 3.20 X 1 X 9	39.51	281.25
	1.37 X 3.35 X 2 X 9	82.60	
	1.37 X 3.10 X 1 X 9	38.25	
	1.37 X 4.06 X 1 X 9	50.13	
	1.20 X 3.05 X 1 X 9	32.94	
	1.37 X 3.05 X 1 X 9	37.82	
Total	-	-	301.49

Block :WING (02)

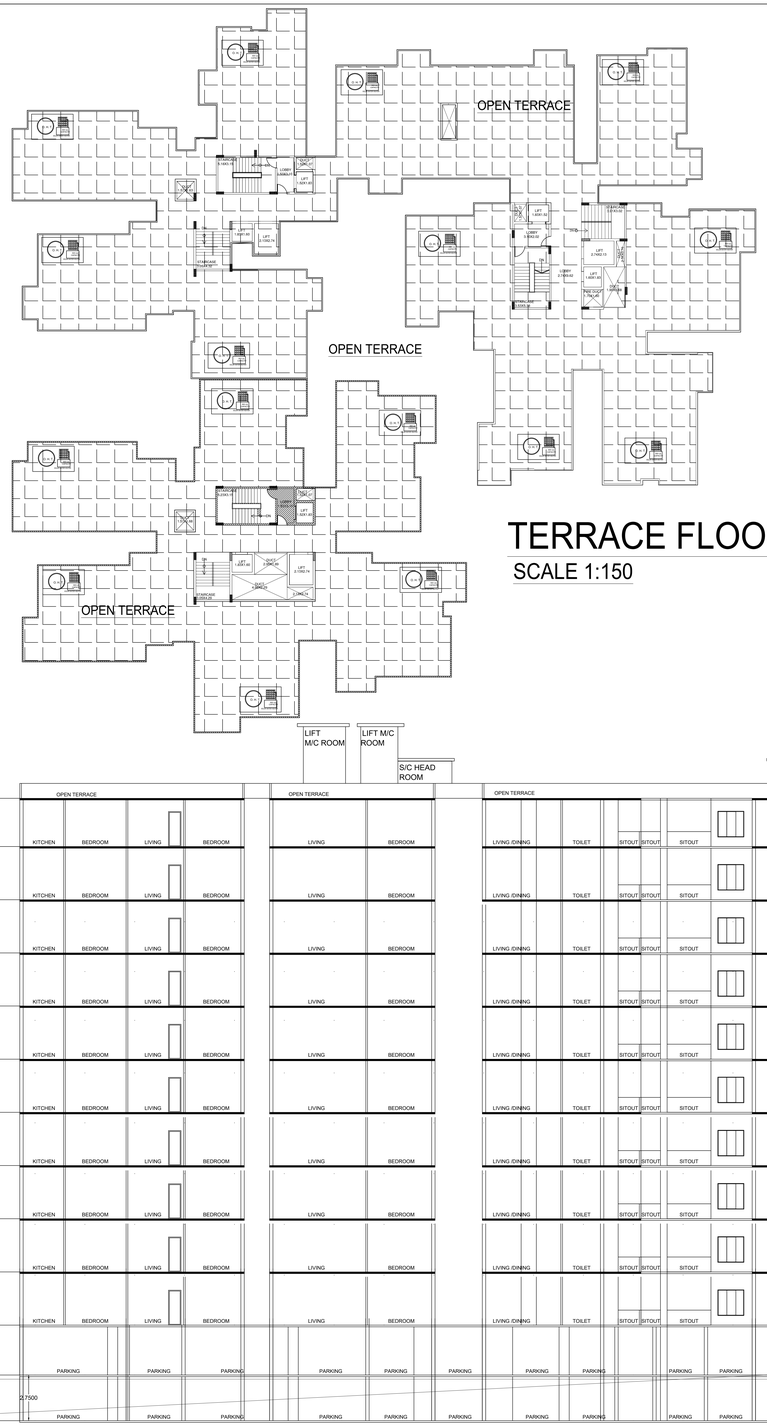
Floor Name	Gross Built Up Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	122.48	0.00	122.48	87.79	2.79	31.90	0.00	0.00	0.00	0.00	0.00	00	
Tenth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17	
Ninth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17	
Eighth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17	
Seventh Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17	
Sixth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17	
Fifth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17	
Fourth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17	
First Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17	
Second Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	2139.87	17	
First Floor	2290.96	54.55	2236.41	87.79	34.68	0.00	0.17	0.00	0.00	2113.77	2113.77	17	
Ground Floor	3366.65	0.00	3366.65	87.79	34.68	0.00	0.00	0.00	3244.18	0.00	0.00	00	
Basement Floor	9420.66	0.00	9420.66	229.91	80.94	0.00	0.00	667.63	8442.18	0.00	0.00	00	
Total:	36052.77	545.50	35507.27	1283.39	465.21	31.90	0.17	667.63	11686.36	21372.60	21372.60	170	
Total Number of Same Blocks	1												
Total:	36052.77	545.50	35507.27	1283.39	465.21	31.90	0.17	667.63	11686.36	21372.60	21372.60	170	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.05 X 1 X 1	3.66	7.78
	1.14 X 3.81 X 1 X 1	4.12	
SECOND FLOOR PLAN	1.20 X 3.05 X 1 X 1	3.66	7.78
	1.14 X 3.81 X 1 X 1	4.12	
THIRD FLOOR PLAN	1.20 X 3.05 X 1 X 1	3.66	7.78
	1.14 X 3.81 X 1 X 1	4.12	
TYPICAL - 4, 5, 6, 7, 8, 9& 10 FLOOR PLAN	1.20 X 3.05 X 1 X 7	25.62	54.46
	1.14 X 3.81 X 1 X 7	28.84	
Total		-	77.80

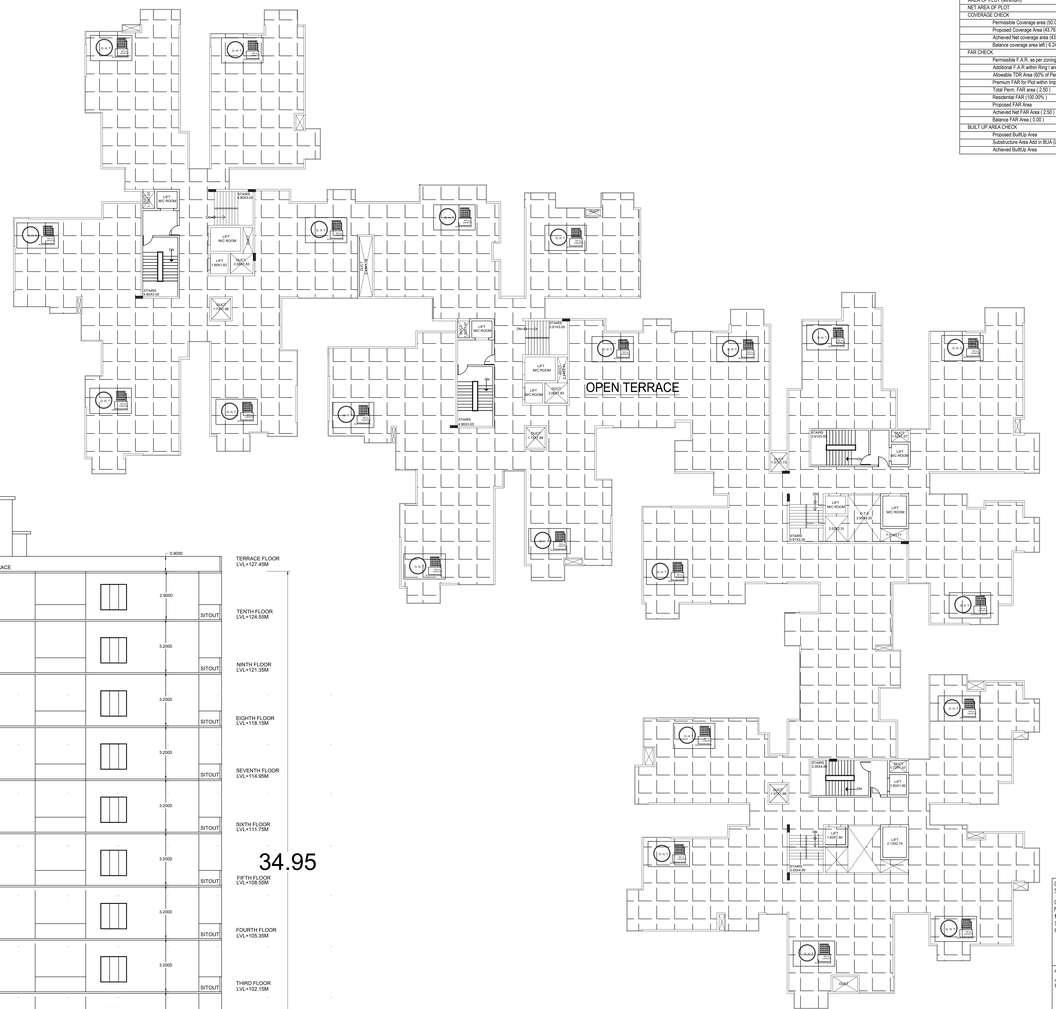
Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.
WING (02)	Residential	Apartment	90 - 225	1	-	1	170
WING (01)	Residential	Apartment	50 - 225	1	-	1	240
	Total :		-	-	-	-	410



TERRACE FLOOR PLAN

SCALE 1:150



TERRACE FLOOR PLAN

SCALE 1:150

WING -02
SECTION ON A-A

SCALE 1:100

SCALE : 1:150

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9	
	VERSION DATE: 23/08/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PR/JAYY/22/23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 340/341/54	
Nature of Sanction: MODIFY	City Survey No.: 340/341/54	
Location: RING-III	Khata No. (As per Khata Extract): 340/341/54	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 340/341/54	
Zone: Rajarajeshwarinagar	Locality / Street of the property: Kenchenahalli village, Kengeri hobli, Bangalore south taluk, Bangalore.	
Ward: Ward-198		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	19796.00
NET AREA OF PLOT	(A-Deductions)	19796.00
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9898.00
Proposed Coverage Area (43.76 %)		8662.14
Achieved Net coverage area (43.76 %)		8662.14
Balance coverage area left (6.24 %)		1235.86
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		49490.00
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		49490.00
Residential FAR (100.00%)		49463.18
Proposed FAR Area		49463.18
Achieved Net FAR Area (2.50)		49463.18
Balance FAR Area (0.00)		26.82
BUILT UP AREA CHECK		
Proposed BuiltUp Area		71467.40
Subductures Area Add in BUA (Layout Lvl)		47.06
Achieved BuiltUp Area		71514.46

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s KRS Evergreen Structures. Rep by Sri.Y.Hanumanth Reddy and Sri.R.S.Madhu Kumar. Sy 54, Kenchenahalli village, Kengeri hobli,Bangalore south taluk, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar. BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
Modified Building at Sy No 340/341/54, Ward no 198, Kenchenahalli village, Kengeri, Bangalore South Taluk, Bangalore.

DRAWING TITLE : TERRACE FLOOR PLAN
WING - 02 SECTION

SHEET NO. : 8

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / OVERSEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

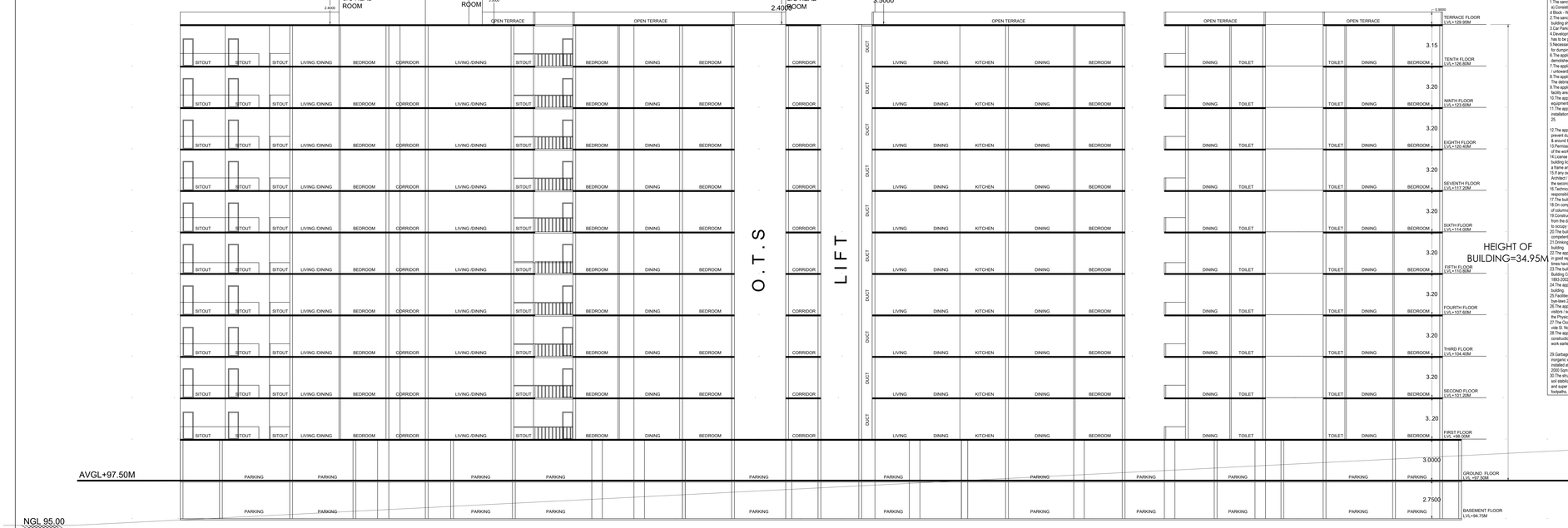
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Digitally signed by PRAVEEN KUMAR
Date: 2022.08.23 17:48:15 IST
Reason: Approved
Location: Town Planning
Town Planning Section
Yelahanka Sub Division
PID No. PR/JAYY/22/23/BBMP/0023-23
Bruhatbengaluru Mahanagara Palike

NORTH

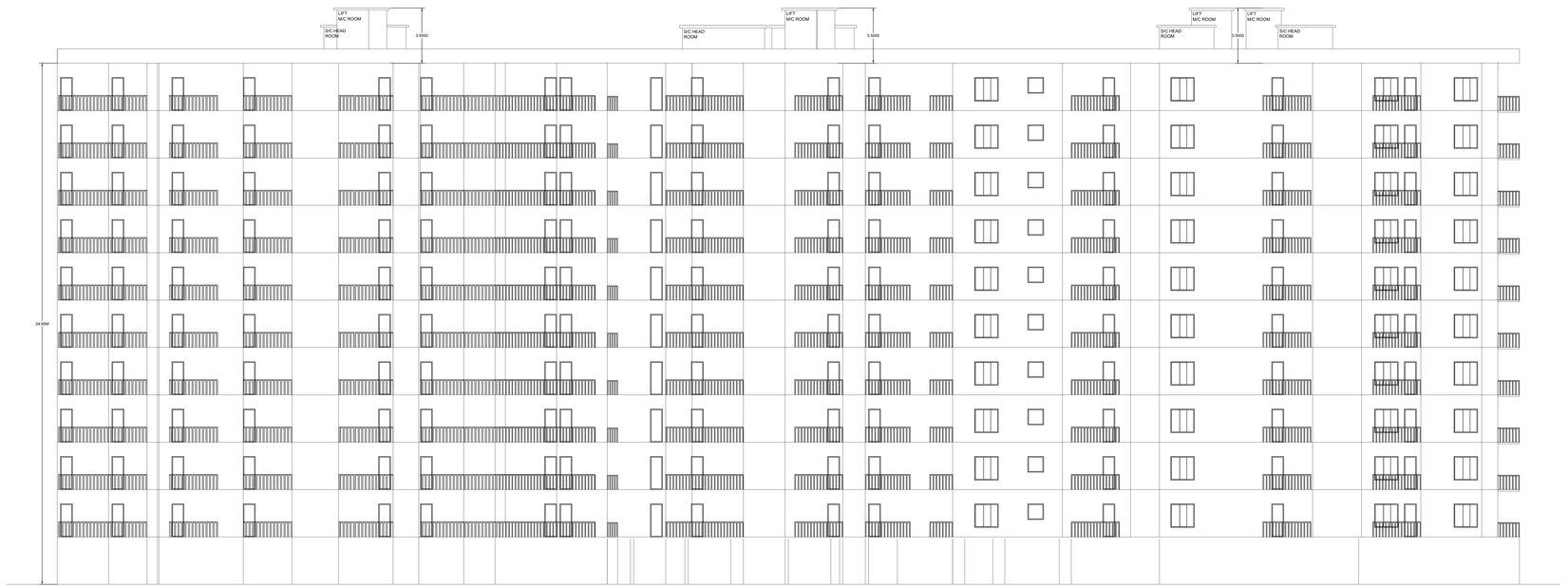
This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (900.00 x 1650.00MM)



WING - 01 SECTION ON A-A

SCALE 1:100



WING 01 ELEVATION

SCALE 1:100

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for,
a) Consisting of Block : WING (02) Wing : WING-1 (02) Consisting of BASEMENT, GF+10UF an d Block : WING (01) Wing : WING-1 (01) Consisting of GF+10UF.
2.The sanction is accorded for Apartment WING (02) and Apartment WING (01) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to the concerned agency.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub) (3) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.50 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 39.
12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.If any owner / builder, contravenes the provisions of Building Bye-laws / rules in force, the Executive Engineer / Authorised Officer shall take action as per law in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule- IV (Bye-laws 3.8) under sub section IV-A (vi) to (ix).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum capacity mentioned in the Bye-law 32(a).
23.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24.The applicant should provide solar water heaters as per table 7.f of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building Rules, 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- k.g capacity
30.Rain water pits shall be provided as per the requirement in case of residential units of 20 and above and 2000 Sqm and above built up area for Commercial building.
31.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installations. The certificate should be produced to the BBMP and shall get the renewal of the permission issued once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The occupier or occupiers of a building shall be informed in common, within a period of ten (10) days from the date of completion of the building that he or they should get the Electrical service wiring certified to BBMP (Electricity Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39.In case of Development plots, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep mvvdlkk) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work places.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in the work or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCALE : 1:100

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9 VERSION DATE: 23/08/2022
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Project No.: PR/JAYA/1122/23	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 340/341/54
Nature of Sanction: MODIFY	City Survey No.: 340/341/54
Location: RING-III	Khata No. (As per Khata Extract): 340/341/54
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): 340/341/54
Zone: Rajarajeshwarinagar	Locality / Street of the property: Kenchenahalli village, Kengeri hobli, Bangalore south taluk, Bangalore.
Ward: Ward-198	
Planning District: 301-Kengeri	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	19796.00
NET AREA OF PLOT	(A-Deductions)	19796.00
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9898.00
Proposed Coverage Area (43.76 %)		8662.14
Achieved Net coverage area (43.76 %)		8662.14
Balance coverage area left (6.24 %)		1235.86
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		49490.00
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		49490.00
Residential FAR (100.00%)		49463.18
Proposed FAR Area		49463.18
Achieved Net FAR Area (2.50)		49463.18
Balance FAR Area (0.00)		26.82
BUILT UP AREA CHECK		
Proposed BuiltUp Area		71487.40
Substructure Area Add in BUA (Layout Lvl)		47.05
Achieved BuiltUp Area		71514.48

Approval Date :

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
WING (02)	Residential	Apartment	50 - 225	1	-	1	170	-
WING (01)	Residential	Apartment	50 - 225	1	-	1	240	-
	Total :		-	-	-	-	410	476

Block :WING (01)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		StairCase	Lift	Lift Machine	Void	Parking	Resi.			
Terrace Floor	188.37	142.12	40.40	5.85	0.00	0.00	0.00	0.00	00	0.00
Tenth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Ninth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Eighth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Seventh Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Sixth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Fifth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Fourth Floor	2945.19	142.12	46.26	0.00	86.63	0.00	2670.18	2670.18	24	0.00
Third Floor	3285.58	155.75	49.61	0.00	88.58	0.00	2991.64	2991.64	24	289.68
Second Floor	3287.64	155.75	49.61	0.00	88.58	0.00	2993.60	2993.60	24	289.68
First Floor	3286.83	155.75	49.60	0.00	88.58	0.00	2992.90	2992.90	24	289.68
Ground Floor	5296.48	155.75	49.61	0.00	1.95	4667.00	421.17	421.17	00	349.90
Total	30980.13	1709.96	562.65	5.85	874.10	4667.00	28090.57	28090.57	240	1214.94
Total Number of Same Blocks	1									
Total:	30980.13	1709.96	562.65	5.85	874.10	4667.00	28090.57	28090.57	240	1215

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.35 X 2 X 1	8.04	20.24
	1.20 X 4.00 X 1 X 1	4.88	
	1.20 X 3.05 X 2 X 1	7.32	
TYPICAL -3- TO FLOOR PLAN	1.37 X 3.20 X 1 X 9	39.51	281.25
	1.37 X 3.35 X 2 X 9	82.60	
	1.37 X 3.10 X 1 X 9	38.25	
	1.37 X 4.00 X 1 X 9	50.13	
	1.20 X 3.05 X 1 X 9	32.94	
	1.37 X 3.05 X 1 X 9	37.62	
Total	-	-	301.49

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.05 X 1 X 1	3.66	7.78
	1.14 X 3.61 X 1 X 1	4.12	
SECOND FLOOR PLAN	1.20 X 3.05 X 1 X 1	3.66	7.78
	1.14 X 3.61 X 1 X 1	4.12	
THIRD FLOOR PLAN	1.20 X 3.05 X 1 X 1	3.66	7.78
	1.14 X 3.61 X 1 X 1	4.12	
TYPICAL - 4, 5, 6, 7, 8, 9& 10 FLOOR PLAN	1.20 X 3.05 X 1 X 7	25.62	54.46
	1.14 X 3.61 X 1 X 7	28.84	
Total	-	-	77.80

Block :WING (02)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	122.48	0.00	122.48	87.79	2.79	31.90	0.00	0.00	0.00	0.00	00
Tenth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	17
Ninth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	17
Eighth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	17
Seventh Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	17
Sixth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	17
Fifth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	17
Fourth Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	17
Third Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	17
Second Floor	2316.89	54.55	2262.34	87.79	34.68	0.00	0.00	0.00	0.00	2139.87	17
First Floor	2290.96	54.55	2236.41	87.79	34.68	0.00	0.17	0.00	0.00	2113.77	17
Ground Floor	3366.65	0.00	3366.65	87.79	34.68	0.00	0.00	0.00	3244.18	0.00	00
Basement Floor	9420.66	0.00	9420.66	229.91	80.94	0.00	0.00	667.63	8442.18	0.00	00
Total:	36052.77	545.50	35507.27	1283.39	465.21	31.90	0.17	667.63	11686.36	21372.60	170
Total Number of Same Blocks	1										
Total:	36052.77	545.50	35507.27	1283.39	465.21	31.90	0.17	667.63	11686.36	21372.60	170

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WING (02)	Residential	Apartment	Highrise	R
WING (01)	Residential	Apartment	Highrise	R

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	Sub/Structure	Ramp	Parking	Resi.			
WING (02)	1	36042.76	545.50	35507.26	1283.39	465.21	31.90	0.00	0.17	667.63	11686.36	21372.60	170	0.00
WING (01)	1	30980.13	0.00	30980.13	1709.96	562.65	5.85	874.10	0.00	0.00	4667.00	28090.57	240	1214.94
Grand Total:	2	72012.89	545.50	71467.39	3043.35	1027.86	37.75	874.10	0.17	667.63	16353.36	49463.17	410.00	1214.94

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved.	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	410	5637.50	476	6545.00
Visitor's Car Parking	41	563.75	0	0.00
Total Car	451	6201.25	476	6545.00
Two/Wheeler	-	563.75	0	0.00
Other Parking	-	-	-	11049.13
Total	-	6765.00	-	17594.13

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s KRS Evergreen Structures. Rep by Sri Y Hanumanth Reddy and Sr R.S Madhu Kumar, Sy.54, Kenchenahalli village, Kengeri hobli,Bangalore south taluk, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No:26, Bhuteri nilaya, 2nd main road, kalyananagar. No:26, Bhuteri nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
Modified Building at Sy.No 340/341/54, Ward no 198, Kenchenahalli village, Kengeri, Bangalore South Taluk, Bangalore.

DRAWING TITLE : WING 01 SECTION AND ELEVATION.

SHEET NO : 9

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR / ASSISTANT DIRECTOR / EXECUTIVE ENGINEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

Digitally signed by LAKSHMIKANTH KUMAR
Date: 29.08.2022 12:00:10
Organisation: Bruhat Bengaluru Mahanagara Palike
Location: Bangalore
Building Plan Application Number:PRJ/JAYA/000622-23
BBMP/Bangalore Province

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UserDefinedMetric (900.00 x 1650.00MM)