SY NO 72

SITE PLAN
SCALE 1: 200

Approval Condition :

This Plan Sanction is issued subject to the following conditions :
1.The sanction is accorded for:
a) Consisting of 1Block - 1BLOCK (1) Wing - BLOCK-1 (1) Consisting of GF+3UF and Block - BLOCK K 4 (CLUB HOUSE) Wing - BLOCK K 4 (CLUB HOUSE) Consisting of GF+2UF and Block - BLOCK (2) Wing
- BLOCK-1 (2) Consisting of GF+3UF and Block - BLOCK (3) Wing - 01.BLOCK-1 (3) Consisting of GF+3UF."
2.The sanction is accorded for Apartment BLOCK (1) and Apartment BLOCK 4 (CLUB HOUSE) and Apartment BLOCK (2) and Apartment BLOCK (3) 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 BWSSB and BESCOM if any.
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 accidents,
/ unknown incidents arising during the time of construction.
8.The applicant shall not store 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 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 Regs.(S.O) code leaving 3.70 m. from the building within the premises.
11.The
applicant shall provide a separate room preferably 4.50 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. 25.

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.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The
building licensee 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 Architect / Engineer / Supervisor will be
informed by the Authority 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-law
No. 3.8) under sub section 7+8 (e) 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.Completion 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
the "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 should provide solar 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 use of physically Handicapped persons together with the stepped
entry.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. 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 07.00 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
installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 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 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 the 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 every Two years 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 date of issue of licence. Before the expiry of two years, the Owner / Developer shall give 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 Sqm up to 240 Sqm.(2 trees for two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the total plinth area as part thereof in case of Apartment / group housing / multi-dwelling development plans.
45.Owner / Builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
46.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
47.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
48.Also see, building license for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Hoodkie) Letter No. LD/56.ETT/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 in the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and wages 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 in 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 of 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.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 22/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/210723/23-24	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 250
Nature of Sanction: NEW	City Survey No.: Sy.No.52, Old Sy.No.11
Location: RING-II	Khata No. (As per Khata Extract): 250
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 92
Zone: Mahadevapura	Locality / Street of the property: Kyalasanahalli Village, K R Puram Hobli, Bangalore East Taluk, Bengaluru.
Ward: Ward-025	
Planning District: 309-Yemalanda	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14400.89
NET AREA OF PLOT	(A-Deductions)	14400.89
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		7200.45
Proposed Coverage Area (22.61 %)		3256.49
Achieved Net coverage area (22.61 %)		3256.49
Balance coverage area left (27.39 %)		3943.96
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		25201.56
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (1.75)		25201.56
Residential FAR (100.00%)		16178.01
Proposed FAR Area		16178.01
Achieved Net FAR Area (1.12)		16178.01
Balance FAR Area (0.63)		9023.55
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		18337.57
Substructure Area Add in BUA (Layout Lvl)		0.10
Achieved BuiltUp Area		18337.67

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK (1)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BLOCK 4 (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BLOCK (2)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BLOCK (3)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK (1)	Residential	Apartment	225.001 - 275	1	-	2	38	-
BLOCK (2)	Residential	Apartment	225.001 - 275	1	-	2	28	-
BLOCK (3)	Residential	Apartment	225.001 - 275	1	-	2	34	-
BLOCK (3)	Residential	Apartment	225.001 - 275	1	-	2	34	-
BLOCK (3)	Residential	Apartment	225.001 - 275	1	-	2	34	-
Total :				-	-	-	100	111

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	100	1375.00	111	1526.25
Visitor's Car Parking	11	151.25	0	0.00
Total Car	111	1526.25	111	1526.25
Two/Bike	-	151.25	0	0.00
Other Parking				0.00
Total		1677.50	1526.25	

Block :BLOCK (1)

Floor Name	Gross Buildup 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	Resi.		
Terrace Floor	45.65	0.00		45.65	0.00	0.00	45.65	0.00	0.00	00
Third Floor	1308.12	13.50		1294.62	141.65	45.65	0.00	1107.32	1107.32	00
Second Floor	2214.09	8.89		2205.20	141.65	45.65	0.00	2017.90	2017.90	00
First Floor	2320.26	11.45		2308.81	142.05	45.65	0.00	2121.11	2121.11	00
Ground Floor	1126.64	10.25		1116.39	141.65	45.65	0.00	929.89	929.89	19
Total:	7014.76	44.09		6970.67	566.40	182.60	45.65	6176.02	6176.02	19
Total Number of Same Blocks	1									
Total:	7014.76	44.09		6970.67	566.40	182.60	45.65	6176.02	6176.02	19

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (1)	D3	0.80	2.10	100
BLOCK (1)	D2	0.90	2.10	14
BLOCK (1)	D3	0.90	2.10	24
BLOCK (1)	D4	1.00	2.10	78
BLOCK (1)	D2	1.03	2.10	D4
BLOCK (1)	D1	1.10	2.10	19
BLOCK (1)	D	1.33	2.10	07
BLOCK (1)	SD1	1.80	2.10	12
BLOCK (1)	SD9	2.08	2.10	07
BLOCK (1)	SD1	2.40	2.10	43
BLOCK (1)	SD3	2.70	2.10	01
BLOCK (1)	SD7	3.00	2.10	07
BLOCK (1)	SD7	3.30	2.10	14

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (1)	W2	1.80	1.20	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 4.58 X 1 X 1	5.34	89.26
	1.15 X 4.58 X 1 X 1	5.10	
	1.17 X 2.85 X 1 X 1	3.32	
	1.06 X 4.58 X 2 X 1	9.46	
	1.04 X 4.58 X 1 X 1	4.63	
	1.04 X 2.85 X 1 X 1	2.96	
	1.00 X 4.58 X 1 X 1	4.42	
	0.94 X 4.58 X 1 X 1	4.23	
	0.96 X 2.85 X 1 X 1	2.72	
	0.87 X 4.58 X 1 X 1	3.93	
	0.83 X 4.58 X 1 X 1	3.79	
	0.85 X 2.85 X 1 X 1	2.39	
	0.95 X 4.58 X 1 X 1	4.15	
	1.01 X 2.85 X 1 X 1	2.82	
	1.10 X 4.58 X 1 X 1	4.89	
	1.12 X 4.58 X 1 X 1	5.02	
	1.16 X 2.85 X 1 X 1	3.29	
	1.12 X 2.85 X 2 X 1	6.30	
	1.01 X 2.71 X 1 X 1	2.71	
	0.91 X 2.85 X 1 X 1	2.56	
	0.89 X 2.72 X 1 X 1	2.34	
	1.08 X 2.71 X 1 X 1	2.89	
SECOND FLOOR PLAN	1.65 X 4.58 X 12 X 1	90.60	90.60
THIRD FLOOR PLAN	1.65 X 4.58 X 12 X 1	90.60	90.60
Total :	-	-	270.46

Block :BLOCK (2)

Floor Name	Gross Buildup 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	Resi.		
Terrace Floor	33.64	0.00		33.64	0.00	0.00	33.64	0.00	0.00	00
Third Floor	870.99	11.54		859.45	103.90	21.23	0.00	734.32	734.32	00
Second Floor	1506.78	8.40		1498.38	103.90	21.23	0.00	1363.25	1363.25	00
First Floor	1483.66	12.82		1471.04	101.50	33.64	0.00	1335.90	1335.90	00
Ground Floor	772.03	9.60		762.43	102.50	33.64	0.00	626.24	626.24	14
Total:	4667.10	42.16		4624.94	411.80	129.74	33.64	4059.71	4059.71	14
Total Number of Same Blocks	1									
Total:	4667.10	42.16		4624.94	411.80	129.74	33.64	4059.71	4059.71	14

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (2)	D3	0.80	2.10	70
BLOCK (2)	D2	0.90	2.10	36
BLOCK (2)	D4	1.00	2.10	43
BLOCK (2)	D2	1.03	2.10	07
BLOCK (2)	SD6	1.10	2.10	07
BLOCK (2)	D1	1.10	2.10	14
BLOCK (2)	SD5	1.78	2.10	05
BLOCK (2)	SD9	1.80	2.10	06
BLOCK (2)	SD1	2.45	2.10	14
BLOCK (2)	SD7	3.00	2.10	14
BLOCK (2)	SD7	3.30	2.10	21

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 4.15 X 1 X 1	4.46	4.46
SECOND FLOOR PLAN	1.08 X 4.28 X 1 X 1	4.60	4.60
Total :	-	-	9.06

Block :BLOCK (3)

Floor Name	Gross Buildup 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	Resi.		
Terrace Floor	40.84	0.00		40.84	0.00	0.00	40.84	0.00	0.00	00
Third Floor	1060.08	18.74		1041.34	126.55	38.44	0.00	876.35	876.35	00
Second Floor	1824.75	10.21		1814.54	125.95	40.84	0.00	1647.75	1647.75	00
First Floor	1798.83	15.45		1783.38	123.25	40.84	0.00	1519.29	1519.29	00
Ground Floor	941.35	11.87		929.48	124.45	40.84	0.00	764.19	764.19	17
Total:	5665.85	56.27		5609.58	500.20	160.96	40.84	4907.58	4907.58	17
Total Number of Same Blocks	1									
Total:	5665.85	56.27		5609.58	500.20	160.96	40.84	4907.58	4907.58	17

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (3)	D3	0.80	2.10	89
BLOCK (3)	D2	0.90	2.10	42
BLOCK (3)	D4	1.00	2.10	52
BLOCK (3)	D2	1.03	2.10	09
BLOCK (3)	SD6	1.10	2.10	08
BLOCK (3)	D1	1.10	2.10	17
BLOCK (3)	SD5	1.78	2.10	06
BLOCK (3)	SD9	1.80	2.10	07
BLOCK (3)	SD1	2.45	2.10	16
BLOCK (3)	SD7	3.00	2.10	17
BLOCK (3)	SD7	3.30	2.10	26

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 4.15 X 1 X 1	4.46	4.46
SECOND FLOOR PLAN	1.08 X 4.28 X 1 X 1	4.60	4.60
Total :	-	-	9.06

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	Resi.			
BLOCK (1)	1	7014.76	44.09	6970.67	566.40	182.60	45.65	6176.02	6176.02	19	0.00
BLOCK 4 (CLUB HOUSE)	1	1162.14	29.76	1132.38	69.04	13.98	4.66	1044.70	1044.70	00	1079.61
BLOCK (2)	1	4667.10	42.16	4624.94	411.80	129.74	33.64	4059.71	4059.71	14	0.00
BLOCK (3)	1	5665.85	56.27	5609.58	500.20	160.96	40.84	4907.58	4907.58	17	0.00
Grand Total:	4	18509.85	172.28	18337.57	1547.49	487.28	124.79	16178.01	16178.01	50.00	1079.61

Block :BLOCK 4 (CLUB HOUSE)

Floor Name	Gross Buildup 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.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Resi.		
Terrace Floor	21.97	0.00		21.97	17.31	0.00	4.66	0.00	0.00	0.00
Third Floor	238.34	0.00		238.34	17.31	4.66	0.00	216.37	216.37	229.04
Second Floor	454.01	29.76		424.25	17.31	4.66	0.00	402.38	402.38	413.43
First Floor	447.82	0.00		447.82	17.21	4.66	0.00	426.95	426.95	437.14
Ground Floor	1162.14	29.76		1132.38	69.04	13.98	4.66	1044.70	1044.70	1079.61
Total:	1162.14	29.76		1132.38	69.04	13.98	4.66	1044.70	1044.70	1080
Total Number of Same Blocks	1									
Total:	1162.14	29.76		1132.38	69.04	13.98	4.66	1044.70	1044.70	1080

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 4 (CLUB HOUSE)	D4	0.90	2.10	04
BLOCK 4 (CLUB HOUSE)	D3	1.00	2.10	01
BLOCK 4 (CLUB HOUSE)	D2	1.10	2.10	01
BLOCK 4 (CLUB HOUSE)	MD1	1.50	2.10	01
BLOCK 4 (CLUB HOUSE)	D1	2.20	2.10	03
BLOCK 4 (CLUB HOUSE)	SD1	7.50	2.10	02

UnitBUA Table for Block :BLOCK 4 (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mrs.Kamala raman, Khatta holder M/s.NCC Urban Infrastructure Limited., registered GPA holder J S R Raju, NCC Urban Windsor, 3rd floor, New Airport Road, Opp: Jakkur Aerodrome, Bengaluru.

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
JAMUNA VERNEKAR ASSOCIATES PVT LTD, #8, 1ST A MAIN, STAG EXTENSION, S.T.BED, KORMANGALA IV BLOCK, BANGALORE - 560095 BCC/BL-3.6/A-2882/2018-19

PROJECT TITLE
PROPOSED RESIDENTIAL APARTMENT AT KHATA NO.250, SY NO 92, OLD SY NO 11, KYALASANAHALLI VILLAGE, K R PURAM HOBLI, BANGALORE EAST TALUK, BENGALURU.

DRAWING TITLE : SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

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 Secretary BBMP, PLAN N
Date: 2024.08.23 09:47:13
Project No/ Proposal Type: PR/210723/23-24 / BP
Application Type: General / Plan Sanction
Nature of Sanction: NEW
Location: RING-II
Zone: Mahadevapura
Building Use: Residential
Proposed Coverage Area: 3256.49
Achieved Net coverage area: 3256.49
Balance coverage area left: 3943.96
Achieved FAR Area: 16178.01
Balance FAR Area: 9023.55
Authority: BBMP
Plot No.: 250
Ward: Ward-025
Planning District: 309-Yemalanda
Mahadevapura Zone

MAHADEVAPURA

QR CODE

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GROUND FLOOR
NO. OF UNITS-50
SCALE 1:200

Approval Condition :

This Plan Sanction is issued subject to the following conditions :
1.The sanction is accorded for :
a).Consisting of 'Block - B.LOCK (1) Wing - BLOCK-1 (1) Consisting of GF+3UF and Block - BLOC K 4 (CLUB HOUSE) Wing - BLOCK 4.1 (CLUB HOUSE) Consisting of GF+2UF and Block - BLOCK (2) Wing -
BLOCK- I (2) Consisting of GF+3UF and Block - BLOCK (3) Wing - BLOCK 1 (3) Consisting of GF+3UF'
2.The sanction is accorded for Apartment BLOCK (1) and Apartment BLOCK 4 (CLUB HOUSE) and Apartment BLOCK (2) and Apartment BLOCK (3) 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 BWSSB and BESCOM if any.
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 accidents
/ untoward incidents arising during the time of construction.
8.The applicant shall not store 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 should 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 4.50 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. 25.
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 Architect / Engineer / Supervisor will be
informed by the Authority 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-law
No. 3.8) under sub section IV-B (e) 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 walls, the "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
the "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 or 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.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 use of 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 07.00 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
installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 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.The 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 every Two years 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 a about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of BBMP.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give 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 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 / mutt-dwelling
accommodation.
45.Owner / builder / GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
46.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
47.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
48.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Woodadagi Hoodike) Letter No. LD/65;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 given by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in 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 of 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.

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.: 1.0.19
	VERSION DATE: 22/07/2024

PROJECT DETAIL :		
Authority: BBMP	Plot Use: Residential	
Project No: PR/137/2023-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 260	
Nature of Sanction: NEW	City Survey No.: Sy.No.52, Old Sy.No.11	
Location: RING-II	Khata No. (As per Khata Extract): 260	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 92	
Zone: Mahadevapura	Locality / Street of the property: Kyalasanahalli Village, K R Puram Hobli, Bangalore East Taluk, Bengaluru.	
Ward: Ward-020		
Planning District: 309-Tansandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14400.89
NET AREA OF PLOT	(A-Deductions)	14400.89
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		7200.45
Proposed Coverage Area (22.61 %)		3256.49
Achieved Net coverage area (22.61 %)		3256.49
Balance coverage area left (27.39 %)		3943.96
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		25201.56
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (1.75)		25201.56
Residential FAR (100.00%)		16778.01
Proposed FAR Area		16778.01
Achieved Net FAR Area (1.12)		16778.01
Balance FAR Area (0.63)		9033.55
BUILT UP AREA CHECK		
Proposed BuiltUp Area		18337.67
Substructure Area Add in BUA (Layout Lvl)		0.10
Achieved BuiltUp Area		18337.67

Approval Date :

Block :BLOCK (1)

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	Resi.		
Terrace Floor	45.65	0.00	45.65	0.00	0.00	0.00	45.65	0.00	0.00	00
Third Floor	1308.12	13.50	1294.62	141.65	45.65	0.00	1107.32	1107.32	0.00	00
Second Floor	2214.09	8.89	2205.20	141.65	45.65	0.00	2017.90	2017.90	0.00	00
First Floor	2320.26	11.45	2308.81	142.05	45.65	0.00	2121.11	2121.11	0.00	00
Ground Floor	1126.64	10.25	1116.39	141.05	45.65	0.00	929.69	929.69	0.00	19
Total:	7014.76	44.09	6970.67	566.40	182.60	45.65	6176.02	6176.02	0.00	19
Total Number of Same Blocks	1									
Total:	7014.76	44.09	6970.67	566.40	182.60	45.65	6176.02	6176.02	0.00	19

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (1)	D3	0.80	2.10	100
BLOCK (1)	D2	0.90	2.10	14
BLOCK (1)	D3	0.90	2.10	24
BLOCK (1)	D4	1.00	2.10	78
BLOCK (1)	D2	1.03	2.10	04
BLOCK (1)	D1	1.10	2.10	19
BLOCK (1)	D	1.33	2.10	07
BLOCK (1)	SD1	1.80	2.10	12
BLOCK (1)	SD9	2.08	2.10	07
BLOCK (1)	SD1	2.45	2.10	43
BLOCK (1)	SD3	2.70	2.10	01
BLOCK (1)	SD7	3.00	2.10	07
BLOCK (1)	SD7	3.30	2.10	14

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (1)	W2	1.80	1.20	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 4.58 X 1 X 1	5.34	89.26
	1.15 X 4.58 X 1 X 1	5.10	
	1.17 X 2.85 X 1 X 1	3.32	
	1.08 X 4.58 X 2 X 1	9.46	
	1.04 X 4.58 X 1 X 1	4.63	
	1.04 X 2.85 X 1 X 1	2.96	
	1.00 X 4.58 X 1 X 1	4.42	
	0.94 X 4.58 X 1 X 1	4.23	
	0.96 X 2.85 X 1 X 1	2.72	
	0.87 X 4.58 X 1 X 1	3.93	
	0.83 X 4.58 X 1 X 1	3.79	
	0.85 X 2.85 X 1 X 1	2.39	
	0.90 X 4.58 X 1 X 1	4.15	
	1.01 X 2.85 X 1 X 1	2.82	
	1.10 X 4.58 X 1 X 1	4.89	
	1.12 X 4.58 X 1 X 1	5.02	
	1.16 X 2.85 X 1 X 1	3.29	
	1.12 X 2.85 X 2 X 1	6.36	
	1.01 X 2.71 X 1 X 1	2.71	
	0.97 X 2.85 X 1 X 1	2.56	
	0.89 X 2.72 X 1 X 1	2.34	
	1.08 X 2.71 X 1 X 1	2.89	
SECOND FLOOR PLAN	1.65 X 4.58 X 12 X 1	90.60	90.60
THIRD FLOOR PLAN	1.65 X 4.58 X 12 X 1	90.60	90.60
Total		-	270.46

Block :BLOCK (2)

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	Resi.		
Terrace Floor	33.64	0.00	33.64	0.00	0.00	0.00	33.64	0.00	0.00	00
Third Floor	870.99	11.54	859.45	103.90	31.23	0.00	724.32	724.32	0.00	00
Second Floor	1506.78	8.40	1498.38	103.90	31.23	0.00	1363.25	1363.25	0.00	00
First Floor	1483.66	12.62	1471.04	101.50	33.64	0.00	1330.90	1330.90	0.00	00
Ground Floor	772.03	9.60	762.43	102.59	33.64	0.00	626.24	626.24	0.00	14
Total:	4667.10	42.16	4624.94	411.89	129.74	33.64	4049.71	4049.71	0.00	14
Total Number of Same Blocks	1									
Total:	4667.10	42.16	4624.94	411.89	129.74	33.64	4049.71	4049.71	0.00	14

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (2)	D3	0.80	2.10	73
BLOCK (2)	D2	0.90	2.10	36
BLOCK (2)	D4	1.00	2.10	43
BLOCK (2)	D2	1.03	2.10	07
BLOCK (2)	SD6	1.10	2.10	07
BLOCK (2)	D1	1.10	2.10	14
BLOCK (2)	SD5	1.78	2.10	05
BLOCK (2)	SD9	1.80	2.10	06
BLOCK (2)	SD1	2.45	2.10	14
BLOCK (2)	SD7	3.00	2.10	14
BLOCK (2)	SD7	3.30	2.10	21

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 4.15 X 1 X 1	4.46	4.46
SECOND FLOOR PLAN	1.08 X 4.29 X 1 X 1	4.60	4.60
Total		-	9.06

Block :BLOCK (3)

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	Resi.		
Terrace Floor	40.84	0.00	40.84	0.00	0.00	40.84	0.00	0.00	0.00	00
Third Floor	1060.08	18.74	1041.34	126.55	38.44	0.00	876.35	876.35	0.00	00
Second Floor	1824.75	10.21	1814.54	125.95	40.84	0.00	1647.75	1647.75	0.00	00
First Floor	1798.83	15.45	1783.38	123.25	40.84	0.00	1619.29	1619.29	0.00	00
Ground Floor	941.35	11.87	929.48	134.45	40.84	0.00	764.19	764.19	0.00	17
Total:	5665.85	56.27	5609.58	510.20	160.96	40.84	4907.58	4907.58	0.00	17
Total Number of Same Blocks	1									
Total:	5665.85	56.27	5609.58	510.20	160.96	40.84	4907.58	4907.58	0.00	17

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (3)	D3	0.80	2.10	85
BLOCK (3)	D2	0.90	2.10	42
BLOCK (3)	D4	1.00	2.10	52
BLOCK (3)	D2	1.03	2.10	09
BLOCK (3)	SD6	1.10	2.10	08
BLOCK (3)	D1	1.10	2.10	17
BLOCK (3)	SD5	1.78	2.10	06
BLOCK (3)	SD9	1.80	2.10	07
BLOCK (3)	SD1	2.45	2.10	16
BLOCK (3)	SD7	3.00	2.10	17
BLOCK (3)	SD7	3.30	2.10	26

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 4.15 X 1 X 1	4.46	4.46
SECOND FLOOR PLAN	1.08 X 4.29 X 1 X 1	4.60	4.60
Total		-	9.06

Block :BLOCK 4 (CLUB HOUSE)

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.)	Carpet Area (other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Resi.		
Terrace Floor	21.97	0.00	21.97	17.31	0.00	4.66	0.00	0.00	0.00	0.00
Second Floor	238.34	0.00	238.34	17.31	4.66	0.00	216.37	216.37	229.04	
First Floor	454.01	29.76	424.25	17.21	4.66	0.00	402.38	402.38	413.43	
Ground Floor	447.82	0.00	447.82	17.21	4.66	0.00	425.95	425.95	437.14	
Total:	1162.14	29.76	1132.38	69.04	13.98	4.66	1044.70	1044.70	1079.61	
Total Number of Same Blocks	1									
Total:	1162.14	29.76	1132.38	69.04	13.98	4.66	1044.70	1044.70	1080	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 4 (CLUB HOUSE)	D4	0.90	2.10	04
BLOCK 4 (CLUB HOUSE)	D3	1.00	2.10	01
BLOCK 4 (CLUB HOUSE)	D2	1.10	2.10	01
BLOCK 4 (CLUB HOUSE)	MD1	1.50	2.10	01
BLOCK 4 (CLUB HOUSE)	D1	2.20	2.10	03
BLOCK 4 (CLUB HOUSE)	SD1	7.50	2.10	02

UnitBUA Table for Block :BLOCK 4 (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mrs.Kamala ramais, Khata holder M/s.NCC Urban Infrastructure Limited, registered GPA holder J S R Raju. NCC Urban Windsor, 3rd floor, New Airport Road, Opp: Jakkur Aerodrome, Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
JAMUNA VEINEKAR ASSOCIATES PVT LTD, #8, 1ST A MAIN, STAG EXTENSION, S.T.BED. KORMANGALA IV BLOCK, BANGALORE. - 560095 BCC/BL-3.6/A-2882/2018-19

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT AT KHATA NO.260, SY NO.92, OLD SY NO.11, KYALASANAHALLI VILLAGE, K R PURAM HOBLI, BANGALORE EAST TALUK, BENGALURU.

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 2

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR / TOWN PLANNER	ASSISTANT 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 MAHADEVAPURA
Date: 19.09.2024 17:53:13
Location: BBMP, Bangalore
Organization: B B M P
Reason: Approved
Building Plan Sanctioning Authority
MAHADEVAPURA

Note: Please validate this document by scanning the QR Code / Bar Code with a scanning app. This is a 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.

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BLOCK-1 (2) Consisting of GF+3UF and Block - BLOCK (3) Wing - BLOCK-1 (3) Consisting of GF+3UF'
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, untoward incidents arising during the time of construction.
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facility areas, which shall be conveyed to all the tenants and occupants.
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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 IV-B (e) 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
the "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 should provide solar 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 use by 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 07.00 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 ---- & capacity
installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and
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 superstructure 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 features 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 every Two years 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 a about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Planning 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 date of issue of licence. Before the expiry of two years, the Owner / Developer shall give 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-laws 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-laws 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 / Commercial.
45.Owner / builder / GPA holder / developer shall take all precautionary measures to ensure the safety of personnels involved in the construction activities.
46.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
47.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
48.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housebag/ Hoodike) Letter No. LO/66/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 this list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in 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 of 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.

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.: 1.0.19
	VERSION DATE: 22/07/2024

PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Project No: PR/137/2023-24	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 260
Nature of Sanction: NEW	City Survey No.: Sy.No.52, Old Sy.No.11
Location: RING-II	Khata No. (As per Khata Extract): 260
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 92
Zone: Mahadevapura	Locality / Street of the property: Kyalasanahalli Village, K R Puram Hobli, Bangalore East Taluk, Bengaluru.
Ward: Ward-025	
Planning District: 309-Tarasandra	

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14400.89
NET AREA OF PLOT	(A-Deductions)	14400.89

COVERAGE CHECK :	
Permissible Coverage area (55.00 %)	7200.49
Proposed Coverage Area (22.61 %)	3256.49
Achieved Net coverage area (22.61 %)	3256.49
Balance coverage area left (27.39 %)	3943.96

FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	25201.56
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.) FAR	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (1.75)	25201.56
Residential FAR (100.00%)	16178.01
Proposed FAR Area	16178.01
Achieved Net FAR Area (1.12)	16178.01
Balance FAR Area (0.63)	9023.55

BUILT UP AREA CHECK	
Proposed BuiltUp Area	18337.57
Substructure Area Add in BUA (Layout Lvl)	0.10
Achieved BuiltUp Area	18337.57

Approval Date :

Block :BLOCK (1)

Floor Name	Gross Buildup 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	Resi.		
Terrace Floor	45.65	0.00	45.65	0.00	0.00	0.00	45.65	0.00	0.00	00
Third Floor	1308.12	13.50	1294.62	141.65	45.65	0.00	1107.32	1107.32	00	
Second Floor	2214.09	8.89	2205.20	141.65	45.65	0.00	2017.90	2017.90	00	
First Floor	2320.26	11.45	2308.81	142.05	45.65	0.00	2121.11	2121.11	00	
Ground Floor	1126.64	10.25	1116.39	141.05	45.65	0.00	929.69	929.69	19	
Total	7014.76	44.09	6970.67	566.40	182.60	45.65	6176.02	6176.02	19	
Total Number of Same Blocks	1									
Total:	7014.76	44.09	6970.67	566.40	182.60	45.65	6176.02	6176.02	19	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (1)	03	0.80	2.10	100
BLOCK (1)	D2	0.90	2.10	16
BLOCK (1)	03	0.90	2.10	24
BLOCK (1)	D4	1.00	2.10	78
BLOCK (1)	02	1.03	2.10	04
BLOCK (1)	D1	1.10	2.10	19
BLOCK (1)	0	1.33	2.10	07
BLOCK (1)	SD1	1.80	2.10	12
BLOCK (1)	SD9	2.08	2.10	07
BLOCK (1)	SD1	2.45	2.10	43
BLOCK (1)	SD3	2.70	2.10	01
BLOCK (1)	SD7	3.00	2.10	02
BLOCK (1)	SD7	3.30	2.10	14

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 4.58 X 1 X 1	5.34	89.26
	1.15 X 4.58 X 1 X 1	5.10	
	1.17 X 2.85 X 1 X 1	3.32	
	1.06 X 4.58 X 2 X 1	9.46	
	1.04 X 4.58 X 1 X 1	4.63	
	1.04 X 2.85 X 1 X 1	2.96	
	1.00 X 4.58 X 1 X 1	4.42	
	0.94 X 4.58 X 1 X 1	4.23	
	0.96 X 2.85 X 1 X 1	2.72	
	0.87 X 4.58 X 1 X 1	3.93	
	0.83 X 4.58 X 1 X 1	3.79	
	0.85 X 2.85 X 1 X 1	2.39	
	0.90 X 4.58 X 1 X 1	4.15	
	1.01 X 2.85 X 1 X 1	2.82	
	1.10 X 4.58 X 1 X 1	4.89	
	1.12 X 4.58 X 1 X 1	5.02	
	1.16 X 2.85 X 1 X 1	3.29	
	1.12 X 2.85 X 2 X 1	6.30	
	1.01 X 2.71 X 1 X 1	2.71	
	0.91 X 2.85 X 1 X 1	2.56	
	0.89 X 2.70 X 1 X 1	2.34	
	1.08 X 2.71 X 1 X 1	2.89	
SECOND FLOOR PLAN	1.65 X 4.58 X 12 X 1	90.60	90.60
THIRD FLOOR PLAN	1.65 X 4.58 X 12 X 1	90.60	90.60
Total :			270.46

Block :BLOCK (2)

Floor Name	Gross Buildup 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	Resi.		
Terrace Floor	33.64	0.00	33.64	0.00	0.00	0.00	33.64	0.00	0.00	00
Third Floor	870.99	11.54	859.45	103.90	31.23	0.00	724.32	724.32	00	
Second Floor	1506.78	8.40	1498.38	103.90	31.23	0.00	1363.25	1363.25	00	
First Floor	1483.66	12.62	1471.04	101.50	33.64	0.00	1335.90	1335.90	00	
Ground Floor	772.03	9.60	762.43	102.55	33.64	0.00	626.24	626.24	14	
Total:	4667.10	42.16	4624.94	411.85	129.74	33.64	4049.71	4049.71	14	
Total Number of Same Blocks	1									
Total:	4667.10	42.16	4624.94	411.85	129.74	33.64	4049.71	4049.71	14	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (2)	03	0.80	2.10	85
BLOCK (2)	D2	0.90	2.10	43
BLOCK (2)	D4	1.00	2.10	52
BLOCK (2)	02	1.03	2.10	09
BLOCK (2)	SD6	1.10	2.10	08
BLOCK (2)	D1	1.10	2.10	17
BLOCK (2)	SD5	1.78	2.10	06
BLOCK (2)	SD9	1.80	2.10	07
BLOCK (2)	SD1	2.45	2.10	16
BLOCK (2)	SD7	3.00	2.10	17
BLOCK (2)	SD7	3.30	2.10	25

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.00 X 4.15 X 1 X 1	4.46	4.46
SECOND FLOOR PLAN	1.00 X 4.28 X 1 X 1	4.60	4.60
Total :	-	-	9.06

Block :BLOCK (3)

Floor Name	Gross Buildup 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	Resi.		
Terrace Floor	40.84	0.00	40.84	0.00	0.00	40.84	0.00	0.00	00	
Third Floor	1060.08	18.74	1041.34	126.55	38.44	0.00	876.35	876.35	00	
Second Floor	1824.75	10.21	1814.54	125.95	40.84	0.00	1647.75	1647.75	00	
First Floor	1798.83	15.45	1783.38	123.25	40.84	0.00	1619.29	1619.29	00	
Ground Floor	941.35	11.87	929.48	124.45	40.84	0.00	764.19	764.19	17	
Total:	5665.85	56.27	5609.58	500.20	160.96	40.84	4907.58	4907.58	17	
Total Number of Same Blocks	1									
Total:	5665.85	56.27	5609.58	500.20	160.96	40.84	4907.58	4907.58	17	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (3)	03	0.80	2.10	85
BLOCK (3)	D2	0.90	2.10	43
BLOCK (3)	D4	1.00	2.10	52
BLOCK (3)	02	1.03	2.10	09
BLOCK (3)	SD6	1.10	2.10	08
BLOCK (3)	D1	1.10	2.10	17
BLOCK (3)	SD5	1.78	2.10	06
BLOCK (3)	SD9	1.80	2.10	07
BLOCK (3)	SD1	2.45	2.10	16
BLOCK (3)	SD7	3.00	2.10	17
BLOCK (3)	SD7	3.30	2.10	25

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.00 X 4.15 X 1 X 1	4.46	4.46
SECOND FLOOR PLAN	1.00 X 4.28 X 1 X 1	4.60	4.60
Total :	-	-	9.06

Block :BLOCK 4 (CLUB HOUSE)

Floor Name	Gross Buildup 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.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Resi.		
Terrace Floor	21.97	0.00	21.97	17.31	0.00	4.66	0.00	0.00	0.00	0.00
Second Floor	238.34	0.00	238.34	17.31	4.66	0.00	216.37	216.37	229.04	
First Floor	454.01	29.76	424.25	17.21	4.66	0.00	402.38	402.38	413.43	
Ground Floor	447.82	0.00	447.82	17.21	4.66	0.00	425.95	425.95	437.14	
Total:	1162.14	29.76	1132.38	69.04	13.98	4.66	1044.70	1044.70	1079.61	
Total Number of Same Blocks	1									
Total:	1162.14	29.76	1132.38	69.04	13.98	4.66	1044.70	1044.70	1080	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 4 (CLUB HOUSE)	D4	0.90	2.10	04
BLOCK 4 (CLUB HOUSE)	D3	1.00	2.10	01
BLOCK 4 (CLUB HOUSE)	D2	1.10	2.10	01
BLOCK 4 (CLUB HOUSE)	MD1	1.50	2.10	01
BLOCK 4 (CLUB HOUSE)	D1	2.20	2.10	03
BLOCK 4 (CLUB HOUSE)	SD1	7.50	2.10	02

UnitBUA Table for Block :BLOCK 4 (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mrs.Kamala raman, Khata holder M/s.NCC Urban Infrastructure Limited, registered GPA holder J S R Raju. NCC Urban Windsor, 3rd floor, New Airport Road, Opp: Jakkur Aerodrome, Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
JAMUNA VEENEKAR ASSOCIATES PVT LTD, #8, 1ST A MAIN, STAG EXTENSION, S.T.BED, KORMANGALA IV BLOCK, BANGALORE. - 560095 BCC/BL-3.6/A-2882/2018-19

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT AT KHATA NO.260, SY NO.92, OLD SY NO.11, KYALASANAHALLI VILLAGE, K R PURAM HOBLI, BANGALORE EAST TALUK, BENGALURU.

DRAWING TITLE : FIRST FLOOR PLAN

SHEET NO : 3

SANCTIONING AUTHORITY :

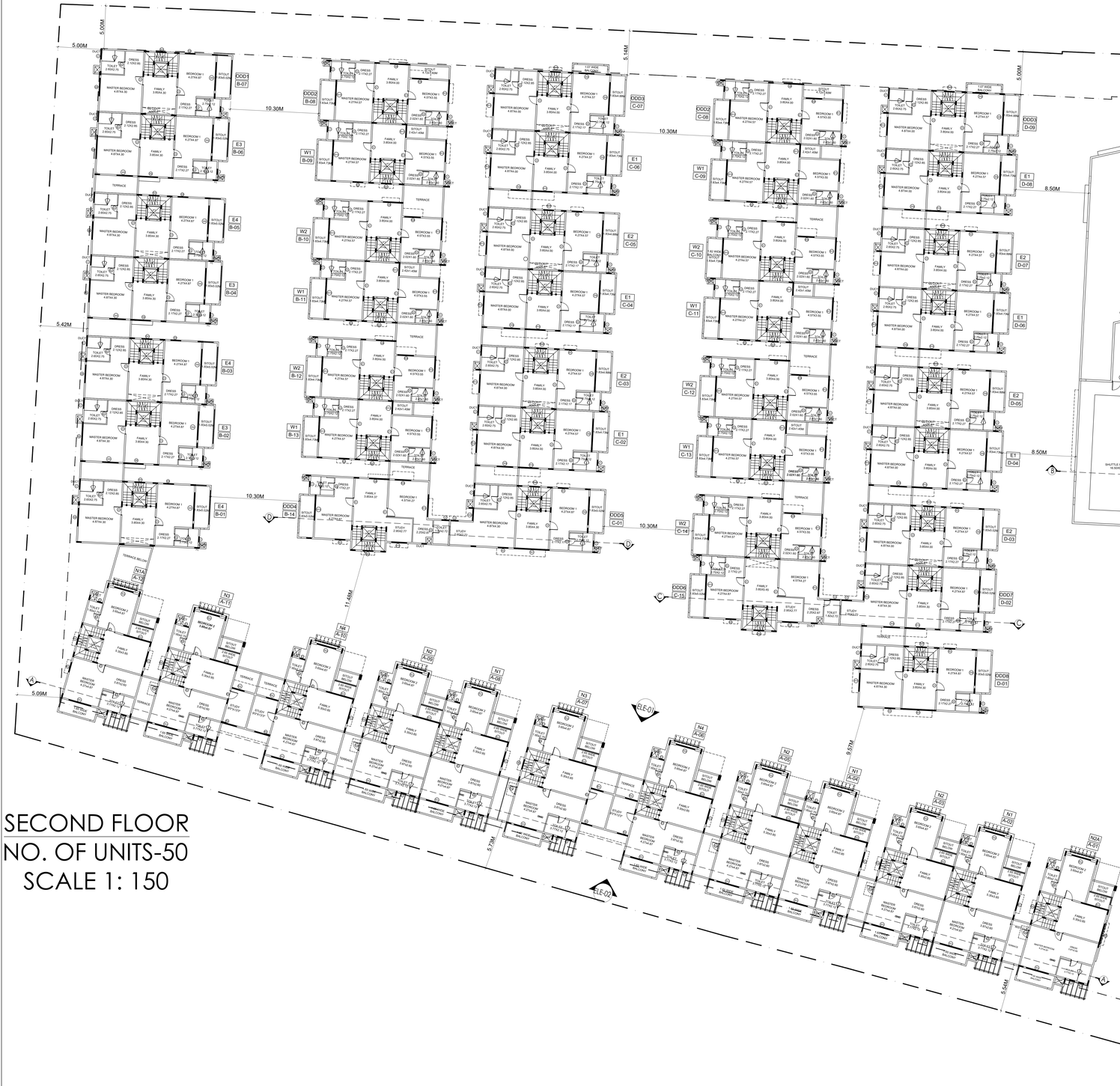
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Digitally signed by Town Planning Member
Date: 24.09.2024 17:24:13
Location: BBMP, Bangalore
Organization: Bruhat Bengaluru Mahanagara Palike
Reason: Approved
Town Planning Member
Bruhat Bengaluru Mahanagara Palike

MAHADEVAPURA

UserDefinedMetric (900.00 x 1350.00MM)

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.



SECOND FLOOR
NO. OF UNITS-50
SCALE 1: 150

Approval Condition :

This Plan Sanction is issued subject to the following conditions :
1.The sanction is accorded for :
a).Consisting of 'Block - BLOCK (1) Wing - BLOCK-1 (1) Consisting of GF+3UF and Block - BLOC K 4 (CLUB HOUSE) Wing - BLOCK 4 (1 CLUB HOUSE) Consisting of GF+3UF and Block - BLOCK (2) Wing -
BLOCK- 1 (2) Consisting of GF+3UF and Block - BLOCK (3) Wing - BLOCK 1 (3) Consisting of GF+3UF'
2.The sanction is accorded for Apartment BLOCK (1) and Apartment BLOCK 4 (CLUB HOUSE) and Apartment BLOCK (2) and Apartment BLOCK (3) 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 BWSSB and BESCOM if any.
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 not 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 accidents
, untoward incidents arising during the time of construction.
8.The applicant shall not store any building materials / debris on fro0path 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 reserved 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) rules leaving 3.5 mts. Ere building within the premises.
11.The
applicant shall provide a separate room preferably 4.50 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. 25.

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 inspection.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be
informed by the Authority 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-law
No. 3.8) under sub section IV-8 (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
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obtaining the "OCCUPANCY CERTIFICATE" from the
competent Authority.
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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.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 use by 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.
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activities shall stop before 07.00 PM and shall not resume the
work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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Recycling processing unit ---- & q capacity
installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and
2000 Sqm and above built up area for Commercial building).
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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.

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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 features 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 empaneled 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 every Two years 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 a about the risk involved in construction
38.Employment of Child Labour, Rules, Bye-laws, Zoning Regulations, Standing Orders and Factory Orders of the BBMP.
39.The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give 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 Sqm up to 240 Sqm.) to 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 / mutt-dwelling
accommodation.
45.Owner / builder / GPA holder / developer shall take all precautionary measures to ensure the safety of personnels involved in the construction activities.
46.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
47.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
48.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hoodalag/ Hoodileg) Letter No. LO/66/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 this list of workers given by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in 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 of 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 initated.

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.: 1.0.19
	VERSION DATE: 22/01/2024

PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PR/137/2023-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 260	
Nature of Sanction: NEW	City Survey No.: Sy.No.52, Old Sy.No.11	
Location: RING-II	Khata No. (As per Khata Extract): 260	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 92	
Zone: Mahadevapura	Locality / Street of the property: Kyalasanahalli Village, K R Puram Hobli, Bangalore East Taluk, Bengaluru.	
	Ward: Ward-025	
	Planning District: 309-Tarasandra	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14400.89
NET AREA OF PLOT	(A-Deductions)	14400.89

COVERAGE CHECK:	
Permissible Coverage area (55.00 %)	7200.49
Proposed Coverage Area (22.61 %)	3256.49
Achieved Net coverage area (22.61 %)	3256.49
Balance coverage area left (27.39 %)	3943.96

FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	25201.56
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (1.75)	25201.56
Residential FAR (100.00%)	16178.01
Proposed FAR Area	16178.01
Achieved Net FAR Area (1.12)	16178.01
Balance FAR Area (0.63)	9023.55

BUILT UP AREA CHECK	
Proposed BuiltUp Area	18337.57
Substructure Area Add in BUA (Layout Lvl)	0.10
Achieved BuiltUp Area	18337.67

Approval Date :

Block :BLOCK (2)

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	Resi.		
Terrace Floor	33.64	0.00		33.64	0.00	0.00	33.64	0.00	0.00	00
Third Floor	870.99	11.54		859.45	103.90	31.23	0.00	724.32	724.32	00
Second Floor	1506.78	8.40		1498.38	103.90	31.23	0.00	1363.25	1363.25	00
First Floor	1483.66	12.62		1471.04	101.50	33.64	0.00	1330.90	1330.90	00
Ground Floor	772.03	9.60		762.43	102.55	33.64	0.00	626.24	626.24	14
Total:	4667.10	42.16		4624.94	411.85	129.74	33.64	4049.71	4049.71	14
Total Number of Same Blocks	1									
Total:	4667.10	42.16		4624.94	411.85	129.74	33.64	4049.71	4049.71	14

Block :BLOCK 4 (CLUB HOUSE)

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.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Resi.		
Terrace Floor	21.97	0.00		21.97	17.31	0.00	4.66	0.00	0.00	0.00
Second Floor	238.34	0.00		238.34	17.31	4.66	0.00	216.37	216.37	229.04
First Floor	454.01	29.76		424.25	17.31	4.66	0.00	402.28	402.28	413.43
Ground Floor	447.82	0.00		447.82	17.31	4.66	0.00	425.95	425.95	437.14
Total:	1162.14	29.76		1132.38	69.04	13.98	4.66	1044.70	1044.70	1079.61
Total Number of Same Blocks	1									
Total:	1162.14	29.76		1132.38	69.04	13.98	4.66	1044.70	1044.70	1080

Block :BLOCK (1)

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	Resi.		
Terrace Floor	45.65	0.00		45.65	0.00	0.00	45.65	0.00	0.00	00
Third Floor	1308.12	13.50		1294.62	141.65	45.65	0.00	1107.32	1107.32	00
Second Floor	2214.09	8.89		2205.20	141.65	45.65	0.00	2017.90	2017.90	00
First Floor	2320.26	11.45		2308.81	142.05	45.65	0.00	2121.11	2121.11	00
Ground Floor	1126.64	10.25		1116.39	141.05	45.65	0.00	929.69	929.69	19
Total:	7014.76	44.09		6970.67	566.40	182.60	45.65	6176.02	6176.02	19
Total Number of Same Blocks	1									
Total:	7014.76	44.09		6970.67	566.40	182.60	45.65	6176.02	6176.02	19

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (2)	D3	0.80	2.10	70
BLOCK (2)	D2	0.90	2.10	36
BLOCK (2)	D4	1.00	2.10	43
BLOCK (2)	D2	1.03	2.10	07
BLOCK (2)	SD6	1.10	2.10	07
BLOCK (2)	D1	1.10	2.10	14
BLOCK (2)	SD5	1.78	2.10	05
BLOCK (2)	SD9	1.80	2.10	05
BLOCK (2)	SD1	2.45	2.10	14
BLOCK (2)	SD7	3.00	2.10	14
BLOCK (2)	SD7	3.30	2.10	21

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (3)	D3	0.80	2.10	85
BLOCK (3)	D2	0.90	2.10	42
BLOCK (3)	D4	1.00	2.10	52
BLOCK (3)	D2	1.03	2.10	09
BLOCK (3)	SD6	1.10	2.10	08
BLOCK (3)	D1	1.10	2.10	17
BLOCK (3)	SD5	1.78	2.10	06
BLOCK (3)	SD9	1.80	2.10	07
BLOCK (3)	SD1	2.45	2.10	16
BLOCK (3)	SD7	3.00	2.10	17
BLOCK (3)	SD7	3.30	2.10	26

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 4 (CLUB HOUSE)	D4	0.90	2.10	04
BLOCK 4 (CLUB HOUSE)	D3	1.00	2.10	01
BLOCK 4 (CLUB HOUSE)	D2	1.10	2.10	01
BLOCK 4 (CLUB HOUSE)	MD1	1.50	2.10	01
BLOCK 4 (CLUB HOUSE)	D1	2.20	2.10	03
BLOCK 4 (CLUB HOUSE)	SD1	7.50	2.10	02

UniBUA Table for Block :BLOCK 4 (CLUB HOUSE)

FLOOR	Name	UniBUA Type	UniBUA Area	Carpet Area	No. of Rooms	No. of Tenement

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (1)	D3	0.80	2.10	100
BLOCK (1)	D2	0.90	2.10	14
BLOCK (1)	D3	0.90	2.10	34
BLOCK (1)	D4	1.00	2.10	78
BLOCK (1)	D2	1.03	2.10	04
BLOCK (1)	D1	1.10	2.10	19
BLOCK (1)	O	1.33	2.10	07
BLOCK (1)	SD1	1.80	2.10	12
BLOCK (1)	SD6	2.08	2.10	07
BLOCK (1)	SD1	2.45	2.10	43
BLOCK (1)	SD3	2.75	2.10	21
BLOCK (1)	SD7	3.00	2.10	07
BLOCK (1)	SD7	3.30	2.10	14

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (1)	W2	1.80	1.20	21

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 4.58 X 1 X 1	5.34	89.26
	1.13 X 4.58 X 1 X 1	5.10	
	1.17 X 2.85 X 1 X 1	3.32	
	1.06 X 4.58 X 2 X 1	9.46	
	1.04 X 4.58 X 1 X 1	4.63	
	1.04 X 2.85 X 1 X 1	2.96	
	1.00 X 4.58 X 1 X 1	4.42	
	0.94 X 4.58 X 1 X 1	4.23	
	0.96 X 2.85 X 1 X 1	2.72	
	0.87 X 4.58 X 1 X 1	3.53	
	0.83 X 4.58 X 1 X 1	3.79	
	0.85 X 2.85 X 1 X 1	2.39	
	0.95 X 4.58 X 1 X 1	4.15	
	1.01 X 2.85 X 1 X 1	2.82	
	1.10 X 4.58 X 1 X 1	4.89	
	1.13 X 4.58 X 1 X 1	5.02	
	1.16 X 2.85 X 1 X 1	3.29	
	1.12 X 2.85 X 2 X 1	6.30	
	1.12 X 2.71 X 1 X 1	3.71	
	0.91 X 2.85 X 1 X 1	2.56	
	0.89 X 2.70 X 1 X 1	2.34	
	1.06 X 2.71 X 1 X 1	2.89	
SECOND FLOOR PLAN	1.65 X 4.58 X 10 X 1	90.60	90.60
THIRD FLOOR PLAN	1.65 X 4.58 X 12 X 1	90.60	90.60
Total:	-	-	270.46

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 4.15 X 1 X 1	4.48	4.48
SECOND FLOOR PLAN	1.08 X 4.28 X 1 X 1	4.60	9.08
Total:	-	-	9.08

Block :BLOCK (3)

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	Resi.		
Terrace Floor	40.84	0.00		40.84	0.00	0.00	40.84	0.00	0.00	00
Third Floor	1060.08	18.74		1041.34	126.55	38.44	0.00	876.35	876.35	00
Second Floor	1824.75	10.21		1814.54	125.95	40.84	0.00	1647.75	1647.75	00
First Floor	1798.83	15.45		1783.38	123.25	40.84	0.00	1619.29	1619.29	00
Ground Floor	941.36	11.87		929.48	124.45	40.84	0.00	764.19	764.19	17
Total:	5665.85	56.27		5609.58	500.20	160.96	40.84	4907.58	4907.58	17
Total Number of Same Blocks	1									
Total:	5665.85	56.27		5609.58	500.20	160.96	40.84	4907.58	4907.58	17

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (3)	D3	0.80	2.10	85
BLOCK (3)	D2	0.90	2.10	42
BLOCK (3)	D4	1.00	2.10	52
BLOCK (3)	D2	1.03	2.10	09
BLOCK (3)	SD6	1.10	2.10	08
BLOCK (3)	D1	1.10	2.10	17
BLOCK (3)	SD5	1.78	2.10	06
BLOCK (3)	SD9	1.80	2.10	07
BLOCK (3)	SD1	2.45	2.10	16
BLOCK (3)	SD7	3.00	2.10	17
BLOCK (3)	SD7	3.30	2.10	26

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 4.15 X 1 X 1	4.48	4.48
SECOND FLOOR PLAN	1.08 X 4.28 X 1 X 1	4.60	9.08
Total:	-	-	9.08

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mrs.Kamala raman, Khata holder M/s.NCC Urban Infrastructure Limited, registered GPA holder J S R Raju, NCC Urban Windsor, 3rd floor, New Airport Road, Opp: Jakkur Aerodrome, Bengaluru

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
JAMUNA VERNEKAR ASSOCIATES PVT LTD. #8, 1ST A MAIN, STAG EXTENSION, S.T.BED, KORMANGALA IV BLOCK, BANGALORE - 560095 BCC/BL-3/EA-2882/2018-19

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT AT KHATA NO.260, SY NO.92, OLD SY NO.11, KYALASANAHALLI VILLAGE, K R PURAM HOBLI, BANGALORE EAST TALUK, BENGALURU.

DRAWING TITLE : SECOND FLOOR PLAN

SHEET NO : 4

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR / TOWN PLANNER

ASSISTANT 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.

MAHADEVAPURA

Digitally signed by Nagesha A.N. N
Date: 2024.02.08 17:47:33 IST
Reason: Approved
Organization: Bruhat Bengaluru Mahanagara Palike
Location: Bengaluru
Competent Authority Director Town Planning

Note:Sanction is accorded for the Residential Building at 2nd floor only

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.

UserDefinedMetric (900.00 x 1350.00MM)

THIRD FLOOR
NO. OF UNITS-50
SCALE 1:150

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.: 1.0.19
	VERSION DATE: 22/07/2024

PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PR/137/2023-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 260	
Nature of Sanction: NEW	City Survey No.: Sy.No.52, Old Sy.No.11	
Location: RING-II	Khata No. (As per Khata Extract): 260	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 92	
Zone: Mahadevapura	Locality / Street of the property: Kyalasanahalli Village, K R Puram Hobli, Bangalore East Taluk, Bengaluru.	
	Ward: Ward-025	
	Planning District: 309-Tansandra	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1440.89
NET AREA OF PLOT	(A-Deductions)	1440.89
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		7200.45
Proposed Coverage Area (22.61 %)		3256.49
Achieved Net coverage area (22.61 %)		3256.49
Balance coverage area left (27.39 %)		3943.96
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		25201.56
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (1.75)		25201.56
Residential FAR (100.00%)		16178.01
Proposed FAR Area		16178.01
Achieved Net FAR Area (1.12)		16178.01
Balance FAR Area (0.63)		9023.55
BUILT UP AREA CHECK		
Proposed BuiltUp Area		18337.67
Substructure Area Add in BUA (Layout Lvl)		0.10
Achieved BuiltUp Area		18337.67

Approval Date :

Approval Condition :

This Plan Sanction is issued subject to the following conditions :
1.The sanction is accorded for:
a).Consisting of 1Block - BLOCK (1) Wing - BLOCK-1 (1) Consisting of GF+3UF and Block - BLOC K-4 (CLUB HOUSE) Wing - BLOCK-4 (1 CLUB HOUSE) Consisting of GF+3UF and Block - BLOCK (2) Wing -
BLOCK- I (2) Consisting of GF+3UF and Block - BLOCK (3) Wing - BLOCK-1 (3) Consisting of GF+3UF.
2.The sanction is accorded for Apartment BLOCK (1) and Apartment BLOCK 4 (CLUB HOUSE) and Apartment BLOCK (2) and Apartment BLOCK (3) 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 BWSSB and BESCOM if any.
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 accidents
, uninsured incidents arising during the time of construction.
8.The applicant shall not raise 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, such facilities are 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) rule leaving 10 Mts. from the building within the premises.
11.The
applicant shall provide a separate room preferably 4.50 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. 25.

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 Architect / Engineer / Supervisor will be
informed by the Authority 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-law
No. 3.8) under sub section IV-B (e) 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 column,a "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 or 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.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 stop before 07.00 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
installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 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 features 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 every Two years 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 - trails 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 a about the risk involved in contravention of the conditions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of BBMP.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give 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 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 / mutti-dwelling apartment building.
45.Owner / builder / GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
46.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
47.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
48.Also see, building licence for special conditions, if any.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosabaag/ Hoodike) Letter No. LD/66/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 this list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in 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 of 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 :BLOCK (2)

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	Resi.			
Terrace Floor	33.64	0.00	33.64	0.00	0.00	0.00	33.64	0.00	0.00	00	
Third Floor	870.99	11.54	859.45	103.90	31.23	0.00	724.32	724.32	00		
Second Floor	1506.78	8.40	1498.38	103.90	31.23	0.00	1363.25	1363.25	00		
First Floor	1483.66	12.62	1471.04	101.50	33.64	0.00	1335.90	1335.90	00		
Ground Floor	772.03	9.60	762.43	102.55	33.64	0.00	626.24	626.24	14		
Total	4667.10	42.16	4624.94	411.85	129.74	33.64	4049.71	4049.71	14		
Total Number of Same Blocks	1										
Total:	4667.10	42.16	4624.94	411.85	129.74	33.64	4049.71	4049.71	14		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (2)	D3	0.80	2.10	70
BLOCK (2)	D2	0.90	2.10	39
BLOCK (2)	D4	1.00	2.10	43
BLOCK (2)	D2	1.03	2.10	07
BLOCK (2)	SD6	1.10	2.10	07
BLOCK (2)	D1	1.10	2.10	14
BLOCK (2)	SD5	1.78	2.10	05
BLOCK (2)	SD9	1.80	2.10	06
BLOCK (2)	SD1	2.45	2.10	14
BLOCK (2)	SD7	3.00	2.10	14
BLOCK (2)	SD7	3.30	2.10	21

Block :BLOCK 4 (CLUB HOUSE)

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.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	21.97	0.00	21.97	17.31	0.00	4.66	0.00	0.00	00		
Second Floor	238.34	0.00	238.34	17.31	4.66	0.00	216.37	216.37	229.04		
First Floor	454.01	29.76	424.25	17.21	4.66	0.00	402.38	402.38	413.43		
Ground Floor	447.82	0.00	447.82	17.21	4.66	0.00	429.95	429.95	437.14		
Total	1162.14	29.76	1132.38	69.04	13.98	4.66	1044.70	1044.70	1079.61		
Total Number of Same Blocks	1										
Total:	1162.14	29.76	1132.38	69.04	13.98	4.66	1044.70	1044.70	1080		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 4 (CLUB HOUSE)	D4	0.90	2.10	04
BLOCK 4 (CLUB HOUSE)	D3	1.00	2.10	01
BLOCK 4 (CLUB HOUSE)	D2	1.10	2.10	01
BLOCK 4 (CLUB HOUSE)	MD1	1.50	2.10	01
BLOCK 4 (CLUB HOUSE)	D1	2.20	2.10	03
BLOCK 4 (CLUB HOUSE)	SD1	7.50	2.10	02

UnitBUA Table for Block :BLOCK 4 (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

Block :BLOCK (1)

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	Resi.			
Terrace Floor	45.65	0.00	45.65	0.00	0.00	46.65	0.00	0.00	00		
Third Floor	1308.12	13.50	1294.62	141.65	45.65	0.00	1107.32	1107.32	00		
Second Floor	2214.09	8.89	2205.20	141.65	45.65	0.00	2017.90	2017.90	00		
First Floor	2329.26	11.45	2308.81	142.55	45.65	0.00	2121.11	2121.11	00		
Ground Floor	1129.64	10.25	1119.39	141.65	45.65	0.00	929.69	929.69	19		
Total	7014.76	44.09	6970.67	566.40	182.60	45.65	6176.02	6176.02	19		
Total Number of Same Blocks	1										
Total:	7014.76	44.09	6970.67	566.40	182.60	45.65	6176.02	6176.02	19		

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 4.58 X 1 X 1	5.34	89.26
	1.15 X 4.58 X 1 X 1	5.10	
	1.17 X 2.85 X 1 X 1	3.32	
	1.06 X 4.58 X 2 X 1	9.46	
	1.04 X 4.58 X 1 X 1	4.63	
	1.04 X 2.85 X 1 X 1	2.96	
	1.00 X 4.58 X 1 X 1	4.42	
	0.94 X 4.58 X 1 X 1	4.23	
	0.96 X 2.85 X 1 X 1	2.72	
	0.87 X 4.58 X 1 X 1	3.93	
	0.83 X 4.58 X 1 X 1	3.79	
	0.85 X 2.85 X 1 X 1	2.39	
	0.80 X 4.58 X 1 X 1	4.15	
	1.01 X 2.85 X 1 X 1	2.82	
	1.10 X 4.58 X 1 X 1	4.88	
	1.12 X 4.58 X 1 X 1	5.02	
	1.16 X 2.85 X 1 X 1	3.29	
	1.12 X 2.85 X 2 X 1	6.36	
	1.01 X 2.71 X 1 X 1	2.71	
	0.91 X 2.85 X 1 X 1	2.56	
	0.89 X 2.70 X 1 X 1	2.34	
	1.08 X 2.71 X 1 X 1	2.89	
SECOND FLOOR PLAN	1.65 X 4.58 X 12 X 1	90.60	90.60
THIRD FLOOR PLAN	1.65 X 4.58 X 12 X 1	90.60	90.60
Total :	-	-	270.46

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (1)	W2	1.80	1.20	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (1)	D3	0.80	2.10	100
BLOCK (1)	D2	0.90	2.10	14
BLOCK (1)	D3	0.90	2.10	24
BLOCK (1)	D4	1.00	2.10	78
BLOCK (1)	D2	1.03	2.10	06
BLOCK (1)	D1	1.10	2.10	10
BLOCK (1)	D	1.20	2.10	07
BLOCK (1)	SD1	1.80	2.10	12
BLOCK (1)	SD9	2.08	2.10	07
BLOCK (1)	SD1	2.45	2.10	43
BLOCK (1)	SD3	2.70	2.10	01
BLOCK (1)	SD7	3.00	2.10	07
BLOCK (1)	SD7	3.30	2.10	14

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (2)	D3	0.80	2.10	70
BLOCK (2)	D2	0.90	2.10	39
BLOCK (2)	D4	1.00	2.10	43
BLOCK (2)	D2	1.03	2.10	07
BLOCK (2)	SD6	1.10	2.10	07
BLOCK (2)	D1	1.10	2.10	14
BLOCK (2)	SD5	1.78	2.10	05
BLOCK (2)	SD9	1.80	2.10	06
BLOCK (2)	SD1	2.45	2.10	14
BLOCK (2)	SD7	3.00	2.10	14
BLOCK (2)	SD7	3.30	2.10	21

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 4.15 X 1 X 1	4.46	4.46
SECOND FLOOR PLAN	1.08 X 4.28 X 1 X 1	4.60	4.60
Total :	-	9.06	

Block :BLOCK (3)

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	Resi.			
Terrace Floor	40.84	0.00	40.84	0.00	0.00	0.00	40.84	0.00	0.00	00	
Third Floor	1060.08	18.74	1041.34	126.55	38.44	0.00	876.35	876.35	00		
Second Floor	1824.75	10.21	1814.54	129.95	40.84	0.00	1647.75	1647.75	00		
First Floor	1790.83	15.40	1783.38	123.25	40.84	0.00	1619.29	1619.29	00		
Ground Floor	941.35	11.87	929.48	124.45	40.84	0.00	764.19	764.19	17		
Total	5666.85	56.27	5609.58	500.20	160.96	40.84	4907.58	4907.58	17		
Total Number of Same Blocks	1										
Total:	5666.85	56.27	5609.58	500.20	160.96	40.84	4907.58	4907.58	17		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (3)	D3	0.80	2.10	85
BLOCK (3)	D2	0.90	2.10	42
BLOCK (3)	D4	1.00	2.10	52
BLOCK (3)	D2	1.03	2.10	09
BLOCK (3)	SD6	1.10	2.10	08
BLOCK (3)	D1	1.10	2.10	17
BLOCK (3)	SD5	1.78	2.10	06
BLOCK (3)	SD9	1.80	2.10	07
BLOCK (3)	SD1	2.45	2.10	16
BLOCK (3)	SD7	3.00	2.10	17
BLOCK (3)	SD7	3.30	2.10	26

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 4.15 X 1 X 1	4.46	4.46
SECOND FLOOR PLAN	1.08 X 4.28 X 1 X 1	4.60	4.60
Total :	-	-	9.06

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

Mrs.Kamala raman, Khata holder M/s.NCC Urban Infrastructure Limited, registered GPA holder J S N Raju. NCC Urban Windsor, 3rd floor, New Airport Road, Opp: Jakkur Aerodrome, Bengaluru

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

JAMUNA VERNEKAR ASSOCIATES PVT LTD, #8, 1ST A MAIN, STAG EXTENSION, S.T.BED, KORMANGALA IV BLOCK, BANGALORE - 560095 BCC/BL-3.6/A-2882/2018-19

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT AT KHATA NO.260, SY NO.92, OLD SY NO.11, KYALASANAHALLI VILLAGE, K R PURAM HOBLI, BANGALORE EAST TALUK, BENGALURU.

DRAWING TITLE : THIRD FLOOR PLAN

SHEET NO : 5

SANCTIONING AUTHORITY :

ASSISTANT / JOINT DIRECTOR/ TOWN PLANNER	ASSISTANT 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.

MAHADEVAPURA

Digitally signed by Nagaraja B.A.S. Designation: Assistant Director Date: 2024.08.21 13:08:03 IST Reason: Approved Location: Bangalore Development Authority

Digitally signed by BDA Designation: Assistant Director Date: 2024.08.21 13:08:03 IST Reason: Approved Location: Bangalore Development Authority

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.

TERRACE FLOOR
SCALE 1:150

Approval Condition :

This Plan Sanction is issued subject to the following conditions :
1.The sanction is accorded for :
a).Consisting of 'Block - B(LOCK (1) Wing - BLOCK-1 (1) Consisting of GF+3UF and Block - BLOC K 4 (CLUB HOUSE) Wing - BLOCK 4.1 (CLUB HOUSE) Consisting of GF+3UF and Block - BLOCK (2) Wing,
- BLOCK- 1 (2) Consisting of GF+3UF and Block - BLOCK (3) Wing - BLOCK 1 (3) Consisting of GF+3UF'
2.The sanction is accorded for Apartment BLOCK (1) and Apartment BLOCK 4 (CLUB HOUSE) and Apartment BLOCK (2) and Apartment BLOCK (3) 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 BWSSB and BESCOM if any.
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 accidents
, 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 also 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 (E&A) O.code leaving 3.00 mts. from the building within the premises.
11.The
applicant shall provide a separate room preferably 4.50 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. 25.

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 Architect / Engineer / Supervisor will be
informed by the Authority 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-law
No. 3.9) under sub section IV-B (e) 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
THE "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 should provide solar 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 stop before 07.00 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 ---- & q capacity
installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 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 features 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 empaneled 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 every Two years 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 a about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Instructions and Policy Orders of BBMP.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give 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 Sqm up to 240 Sqm) to 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 complex developments.
45.Owner / builder / GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
46.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
47.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
48.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Prabadag/ Hoodike) Letter No. LD/66/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 this list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in 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 of 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.

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.: 1.0.19 VERSION DATE: 23/07/2024

PROJECT DETAIL :		
Authority: BBMP	Plot Use: Residential	
Project No: PR/137/2023-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 260	
Nature of Sanction: NEW	City Survey No.: Sy.No.52, Old Sy.No.11	
Location: RING-II	Khata No. (As per Khata Extract): 260	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 92	
Zone: Mahadevapura	Locality / Street of the property: Kyalasanahalli Village, K R Puram Hobli, Bangalore East Taluk, Bengaluru.	
Ward: Ward-025		
Planning District: 309-Tarasandra		

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14400.89
NET AREA OF PLOT	(A-Deductions)	14400.89
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		7200.45
Proposed Coverage Area (22.61 %)		3256.49
Achieved Net coverage area (22.61 %)		3256.49
Balance coverage area left (27.39 %)		3943.96
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		25201.56
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (1.75)		25201.56
Residential FAR (100.00%)		16178.01
Proposed FAR Area		16178.01
Achieved Net FAR Area (1.12)		16178.01
Balance FAR Area (0.63)		9023.55
BUILT UP AREA CHECK		
Proposed BuiltUp Area		18337.57
Substructure Area Add in BUA (Layout Lvl)		0.10
Achieved BuiltUp Area		18337.57

Approval Date :

Block :BLOCK (1)

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	Resi.		
Terrace Floor	45.65	0.00	45.65	0.00	0.00	0.00	45.65	0.00	0.00	00
Third Floor	1308.12	13.50	1294.62	141.65	45.65	0.00	1107.32	1107.32		00
Second Floor	2214.09	8.89	2205.20	141.65	45.65	0.00	2017.90	2017.90		00
First Floor	2320.26	11.45	2308.81	142.05	45.65	0.00	2121.11	2121.11		00
Ground Floor	1126.64	10.25	1116.39	141.05	45.65	0.00	929.69	929.69		19
Total:	7014.76	44.09	6970.67	566.40	182.60	45.65	6176.02	6176.02		19
Total Number of Same Blocks	1									
Total:	7014.76	44.09	6970.67	566.40	182.60	45.65	6176.02	6176.02		19

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (1)	D3	0.80	2.10	100
BLOCK (1)	D2	0.90	2.10	14
BLOCK (1)	D3	0.90	2.10	24
BLOCK (1)	D4	1.00	2.10	78
BLOCK (1)	D2	1.03	2.10	04
BLOCK (1)	D1	1.10	2.10	19
BLOCK (1)	D	1.33	2.10	07
BLOCK (1)	SD1	1.80	2.10	12
BLOCK (1)	SD9	2.08	2.10	07
BLOCK (1)	SD1	2.45	2.10	43
BLOCK (1)	SD3	2.70	2.10	01
BLOCK (1)	SD7	3.00	2.10	07
BLOCK (1)	SD7	3.30	2.10	14

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (1)	W2	1.80	1.20	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 4.58 X 1 X 1	5.34	89.26
	1.15 X 4.58 X 1 X 1	5.10	
	1.17 X 2.85 X 1 X 1	3.32	
	1.08 X 4.58 X 2 X 1	9.46	
	1.04 X 4.58 X 1 X 1	4.63	
	1.04 X 2.85 X 1 X 1	2.96	
	1.00 X 4.58 X 1 X 1	4.42	
	0.94 X 4.58 X 1 X 1	4.23	
	0.96 X 2.85 X 1 X 1	2.72	
	0.87 X 4.58 X 1 X 1	3.93	
	0.83 X 4.58 X 1 X 1	3.79	
	0.85 X 2.85 X 1 X 1	2.39	
	0.90 X 4.58 X 1 X 1	4.15	
	1.01 X 2.85 X 1 X 1	2.82	
	1.10 X 4.58 X 1 X 1	4.89	
	1.12 X 4.58 X 1 X 1	5.02	
	1.16 X 2.85 X 1 X 1	3.29	
	1.12 X 2.85 X 2 X 1	6.30	
	1.01 X 2.71 X 1 X 1	2.71	
	0.91 X 2.85 X 1 X 1	2.56	
	0.89 X 2.72 X 1 X 1	2.34	
	1.08 X 2.71 X 1 X 1	2.89	
SECOND FLOOR PLAN	1.65 X 4.58 X 12 X 1	90.60	90.60
THIRD FLOOR PLAN	1.65 X 4.58 X 12 X 1	90.60	90.60
Total:	-	-	270.46

Block :BLOCK (2)

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	Resi.		
Terrace Floor	33.64	0.00	33.64	0.00	0.00	33.64	0.00	0.00		00
Third Floor	870.99	11.54	859.45	103.90	31.23	0.00	724.32	724.32		00
Second Floor	1506.78	8.40	1498.38	103.90	31.23	0.00	1363.25	1363.25		00
First Floor	1483.66	12.62	1471.04	101.50	33.64	0.00	1335.90	1335.90		00
Ground Floor	772.03	9.60	762.43	102.55	33.64	0.00	626.24	626.24		14
Total:	4667.10	42.16	4624.94	411.85	129.74	33.64	4049.71	4049.71		14
Total Number of Same Blocks	1									
Total:	4667.10	42.16	4624.94	411.85	129.74	33.64	4049.71	4049.71		14

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (2)	D3	0.80	2.10	75
BLOCK (2)	D2	0.90	2.10	36
BLOCK (2)	D4	1.00	2.10	43
BLOCK (2)	D2	1.03	2.10	07
BLOCK (2)	SD6	1.10	2.10	07
BLOCK (2)	D1	1.10	2.10	14
BLOCK (2)	SD5	1.78	2.10	05
BLOCK (2)	SD9	1.80	2.10	06
BLOCK (2)	SD1	2.45	2.10	14
BLOCK (2)	SD7	3.00	2.10	14
BLOCK (2)	SD7	3.30	2.10	21

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 4.15 X 1 X 1	4.46	4.46
SECOND FLOOR PLAN	1.08 X 4.29 X 1 X 1	4.60	4.60
Total:	-	-	9.06

Block :BLOCK (3)

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	Resi.		
Terrace Floor	40.84	0.00	40.84	0.00	0.00	40.84	0.00	0.00		00
Third Floor	1062.08	18.74	1047.34	126.55	38.44	0.00	876.35	876.35		00
Second Floor	1824.75	10.21	1814.54	125.95	40.84	0.00	1647.75	1647.75		00
First Floor	1798.83	15.45	1783.38	123.25	40.84	0.00	1619.29	1619.29		00
Ground Floor	941.35	11.87	929.48	124.45	40.84	0.00	764.19	764.19		17
Total:	5665.85	56.27	5609.58	500.20	160.96	40.84	4907.58	4907.58		17
Total Number of Same Blocks	1									
Total:	5665.85	56.27	5609.58	500.20	160.96	40.84	4907.58	4907.58		17

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (3)	D3	0.80	2.10	85
BLOCK (3)	D2	0.90	2.10	42
BLOCK (3)	D4	1.00	2.10	52
BLOCK (3)	D2	1.03	2.10	09
BLOCK (3)	SD6	1.10	2.10	08
BLOCK (3)	D1	1.10	2.10	17
BLOCK (3)	SD5	1.78	2.10	06
BLOCK (3)	SD9	1.80	2.10	07
BLOCK (3)	SD1	2.45	2.10	16
BLOCK (3)	SD7	3.00	2.10	17
BLOCK (3)	SD7	3.30	2.10	26

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 4.15 X 1 X 1	4.46	4.46
SECOND FLOOR PLAN	1.08 X 4.29 X 1 X 1	4.60	4.60
Total:	-	-	9.06

Block :BLOCK 4 (CLUB HOUSE)

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.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Resi.		
Terrace Floor	21.97	0.00	21.97	17.31	0.00	4.66	0.00	0.00	0.00	0.00
Second Floor	238.34	0.00	238.34	17.31	4.66	0.00	216.37	216.37	229.04	
First Floor	454.01	29.76	424.25	17.31	4.66	0.00	402.38	402.38	413.43	
Ground Floor	447.82	0.00	447.82	17.31	4.66	0.00	425.95	425.95	437.14	
Total:	1162.14	29.76	1132.38	69.04	13.98	4.66	1044.70	1044.70	1079.61	
Total Number of Same Blocks	1									
Total:	1162.14	29.76	1132.38	69.04	13.98	4.66	1044.70	1044.70	1080	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 4 (CLUB HOUSE)	D4	0.90	2.10	04
BLOCK 4 (CLUB HOUSE)	D3	1.00	2.10	01
BLOCK 4 (CLUB HOUSE)	D2	1.10	2.10	01
BLOCK 4 (CLUB HOUSE)	MD1	1.50	2.10	01
BLOCK 4 (CLUB HOUSE)	D1	2.20	2.10	03
BLOCK 4 (CLUB HOUSE)	SD1	7.50	2.10	02

UnitBUA Table for Block :BLOCK 4 (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mrs.Kamala ramani, Khata holder M/s.NCC Urban Infrastructure Limited, registered GPA holder J S R Raju. NCC Urban Windsor, 3rd floor, New Airport Road, Opp: Jakkur Aerodrome, Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
JAMUNA VEINEKAR ASSOCIATES PVT LTD, #8, 1ST A MAIN, STAG EXTENSION, S.T.BED. KORMANGALA IV BLOCK, BANGALORE - 560095 BCC/BL-3.6/A-2882/2018-19

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT AT KHATA NO.260, SY NO.92, OLD SY NO.11, KYALASANAHALLI VILLAGE, K R PURAM HOBLI, BANGALORE EAST TALUK, BENGALURU.

DRAWING TITLE : TERRACE FLOOR PLAN

SHEET NO : 6

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER

ASSISTANT 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 Secretary, BDA, PA, IN
Date: 19-Jun-2024 07:54:13
Organization: Bangalore Development Authority
Purpose: Approved
Location: Bangalore Urban District, Town Planning Section
Reason: Approved
MAHADEVAPURA

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.

SECTION-AA

ELEVATION-01

ELEVATION-02

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PR/213/2023-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 260	
Nature of Sanction: NEW	City Survey No.: Sy.No.92, Old Sy.No.11	
Location: RING-III	Khata No. (As per Khata Extract): 260	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 92	
Zone: Mahadevapura	Locality / Street of the property: Kyalasanahalli Village, K R Puram Hobli, Bangalore East Taluk, Bengaluru.	
Ward: Ward-205		
Planning District: 309-Tannambra		

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14400.69
NET AREA OF PLOT	(A-Deductions)	14400.69
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		7200.45
Proposed Coverage Area (27.61 %)		3256.49
Achieved Net coverage area (22.61 %)		3256.49
Balance coverage area left (27.39 %)		3943.96
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		25201.56
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (- -)		0.00
Total Perm. FAR area (1.75)		25201.56
Residential FAR (100.00%)		16178.01
Proposed FAR Area		16178.01
Achieved Net FAR Area (1.12)		16178.01
Balance FAR Area (0.63)		9023.55
BUILT UP AREA CHECK		
Proposed BuiltUp Area		18337.67
Substructure Area Add in BUA (Layout Lvl)		0.10
Achieved BuildUp Area		18337.67

Block :BLOCK (1)

Floor Name	Gross Buildup 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	Resi.			
Terrace Floor	45.65	0.00		45.65	0.00	0.00	45.65	0.00	0.00	0.00	00
Third Floor	1308.12	13.50		1294.62	141.65	45.65	0.00	1107.32	1107.32	00	
Second Floor	2214.09	8.99		2205.20	141.65	45.65	0.00	2017.90	2017.90	00	
First Floor	2320.26	11.45		2308.81	142.05	45.65	0.00	2121.11	2121.11	00	
Ground Floor	1126.64	10.25		1116.39	141.65	45.65	0.00	929.69	929.69	19	
Total:	7014.76	44.09		6970.67	566.40	182.60	45.65	6176.02	6176.02	19	
Total Number of Same Blocks	1										
Total:	7014.76	44.09		6970.67	566.40	182.60	45.65	6176.02	6176.02	19	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (1)	D3	0.80	2.10	160
BLOCK (1)	D2	0.90	2.10	16
BLOCK (1)	D3	0.90	2.10	24
BLOCK (1)	D4	1.00	2.10	78
BLOCK (1)	D2	1.03	2.10	04
BLOCK (1)	D1	1.10	2.10	19
BLOCK (1)	O	1.33	2.10	07
BLOCK (1)	SD1	1.80	2.10	12
BLOCK (1)	SD9	2.08	2.10	07
BLOCK (1)	SD1	2.45	2.10	43
BLOCK (1)	SD3	2.70	2.10	01
BLOCK (1)	SD7	3.00	2.10	07
BLOCK (1)	SD7	3.30	2.10	14

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (1)	W2	1.80	1.20	01

Block :BLOCK (2)

Floor Name	Gross Buildup 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	Resi.			
Terrace Floor	33.64	0.00		33.64	0.00	0.00	33.64	0.00	0.00	0.00	00
Third Floor	870.99	11.54		859.45	103.90	31.23	0.00	724.32	724.32	00	
Second Floor	1506.78	8.40		1498.38	103.90	31.23	0.00	1363.25	1363.25	00	
First Floor	1483.66	12.62		1471.04	101.50	33.64	0.00	1335.90	1335.90	00	
Ground Floor	772.03	9.60		762.43	102.55	33.64	0.00	626.24	626.24	14	
Total:	4667.10	42.16		4624.94	411.85	129.74	33.64	4049.71	4049.71	14	
Total Number of Same Blocks	1										
Total:	4667.10	42.16		4624.94	411.85	129.74	33.64	4049.71	4049.71	14	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (2)	D3	0.80	2.10	70
BLOCK (2)	D2	0.90	2.10	36
BLOCK (2)	D4	1.00	2.10	43
BLOCK (2)	O2	1.03	2.10	07
BLOCK (2)	SD6	1.10	2.10	07
BLOCK (2)	D1	1.10	2.10	14
BLOCK (2)	SD5	1.78	2.10	05
BLOCK (2)	SD9	1.80	2.10	06
BLOCK (2)	SD1	2.45	2.10	14
BLOCK (2)	SD7	3.00	2.10	14
BLOCK (2)	SD7	3.30	2.10	21

Block :BLOCK (3)

Floor Name	Gross Buildup 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	Resi.			
Terrace Floor	40.84	0.00		40.84	0.00	0.00	40.84	0.00	0.00	0.00	00
Third Floor	1060.08	18.74		1041.34	126.55	38.44	0.00	876.35	876.35	00	
Second Floor	1834.75	10.21		1814.54	125.95	40.84	0.00	1647.75	1647.75	00	
First Floor	1798.83	15.45		1783.38	123.25	40.84	0.00	1619.29	1619.29	00	
Ground Floor	941.35	11.87		929.48	124.45	40.84	0.00	764.19	764.19	17	
Total:	5675.85	56.27		5609.58	500.20	160.96	40.84	4907.58	4907.58	17	
Total Number of Same Blocks	1										
Total:	5675.85	56.27		5609.58	500.20	160.96	40.84	4907.58	4907.58	17	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 4.15 X 1 X 1	4.46	4.46
SECOND FLOOR PLAN	1.08 X 4.28 X 1 X 1	4.60	4.60
Total	-	-	9.06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (3)	D3	0.80	2.10	85
BLOCK (3)	D2	0.90	2.10	42
BLOCK (3)	D4	1.00	2.10	52
BLOCK (3)	O2	1.03	2.10	09
BLOCK (3)	SD6	1.10	2.10	08
BLOCK (3)	D1	1.10	2.10	17
BLOCK (3)	SD5	1.78	2.10	06
BLOCK (3)	SD9	1.80	2.10	07
BLOCK (3)	SD1	2.45	2.10	16
BLOCK (3)	SD7	3.00	2.10	17
BLOCK (3)	SD7	3.30	2.10	26

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 4.15 X 1 X 1	4.46	4.46
SECOND FLOOR PLAN	1.08 X 4.28 X 1 X 1	4.60	4.60
Total	-	-	9.06

Block :BLOCK 4 (CLUB HOUSE)

Floor Name	Gross Buildup 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.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	21.97	0.00		21.97	17.31	0.00	4.66	0.00	0.00	0.00	
Ground Floor	238.34	0.00		238.34	17.31	4.66	0.00	216.37	216.37	229.04	
First Floor	464.01	29.76		424.25	17.21	4.66	0.00	402.38	402.38	413.43	
Ground Floor	447.82	0.00		447.82	17.21	4.66	0.00	425.95	425.95	437.14	
Total:	1162.14	29.76		1132.38	69.04	13.98	4.66	1044.70	1044.70	1079.61	
Total Number of Same Blocks	1										
Total:	1162.14	29.76		1132.38	69.04	13.98	4.66	1044.70	1044.70	1080	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 4 (CLUB HOUSE)	D4	0.90	2.10	04
BLOCK 4 (CLUB HOUSE)	D3	1.00	2.10	01
BLOCK 4 (CLUB HOUSE)	D2	1.10	2.10	01
BLOCK 4 (CLUB HOUSE)	MD1	1.50	2.10	01
BLOCK 4 (CLUB HOUSE)	D1	2.20	2.10	03
BLOCK 4 (CLUB HOUSE)	SD1	7.50	2.10	02

UnitBUA Table for Block :BLOCK 4 (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 4.58 X 1 X 1	5.34	89.26
	1.15 X 4.58 X 1 X 1	5.10	
	1.17 X 2.85 X 1 X 1	3.32	
	1.08 X 4.58 X 2 X 1	9.46	
	1.04 X 4.58 X 1 X 1	4.63	
	1.04 X 2.85 X 1 X 1	2.96	
	1.00 X 4.58 X 1 X 1	4.42	
	0.94 X 4.58 X 1 X 1	4.23	
	0.96 X 2.85 X 1 X 1	2.72	
	0.87 X 4.58 X 1 X 1	3.93	
	0.83 X 4.58 X 1 X 1	3.79	
	0.85 X 2.85 X 1 X 1	2.39	
	0.95 X 4.58 X 1 X 1	4.15	
	1.01 X 2.85 X 1 X 1	2.82	
	1.10 X 4.58 X 1 X 1	4.99	
	1.12 X 4.58 X 1 X 1	5.02	
	1.16 X 2.85 X 1 X 1	3.29	
	1.12 X 2.85 X 2 X 1	6.30	
	1.01 X 2.71 X 1 X 1	2.71	
	0.91 X 2.85 X 1 X 1	2.56	
	0.89 X 2.70 X 1 X 1	2.34	
	1.08 X 2.71 X 1 X 1	2.89	
SECOND FLOOR PLAN	1.65 X 4.58 X 12 X 1	90.60	90.60
THIRD FLOOR PLAN	1.65 X 4.58 X 12 X 1	90.60	90.60
Total	-	-	270.46

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mrs.Kamala raman, Khata holder M/s.NCC Urban Infrastructure Limited, registered GPA holder J.S.N.Raju, NCC Urban Windsor, 3rd floor, New Airport Road, Opp: Jakkur Aerodrome, Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
JAMUNA VERNEKAR ASSOCIATES PVT LTD, #8, 1ST A MAIN, STAG EXTENSION, S.T.BED, KORMANGALA IV BLOCK, BANGALORE - 560095 BCC/BL-3.6/A-2882/2018-19

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT AT KHATA NO.260, SY NO.92, OLD SY NO.11, KYALASANAHALLI VILLAGE, K R PURAM HOBLI, BANGALORE EAST TALUK, BENGALURU.

DRAWING TITLE : SECTIONS AND ELEVATIONS

SHEET NO : 7

SANCTIONING AUTHORITY :

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.

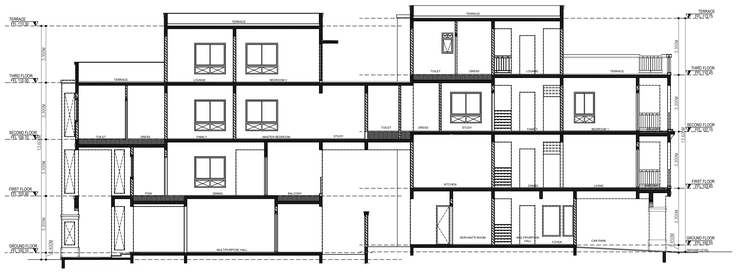
Digitally signed by MAHADEVAPURA N
Date: 2024.08.01 15:23:53 IST
Reason: Approved
Location: Bengaluru
Organisation: Bruhat Bengaluru Mahanagara Palike
Designation: Assistant Director of Town Planning
MAHADEVAPURA

UserDefinedMetric (900.00 x 1350.00MM)

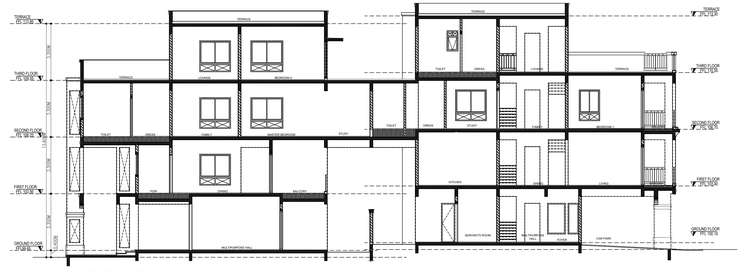
Annexure1 Date :

This is system generated report and does not require any signature.

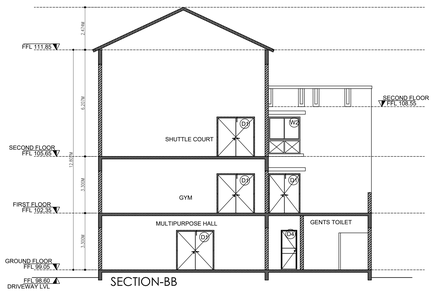
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.



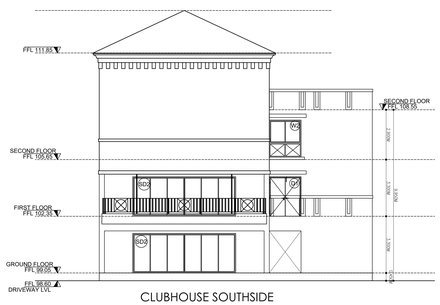
SECTION-DD



SECTION-CC



SECTION-BB



CLUBHOUSE SOUTHSIDE ELEVATION

Approval Condition :

This Plan Sanction is issued subject to the following conditions :
1.The sanction is accorded for :
a).Consisting of 'Block - BLOCK (1) Wing - BLOCK-1 (1) Consisting of GF+3UF and Block - BLOC K 4 (CLUB HOUSE) Wing - BLOCK 4.1 (CLUB HOUSE) Consisting of GF+2UF and Block - BLOCK (2) Wing
- BLOCK-1 (2) Consisting of GF+3UF and Block - BLOCK (3) Wing - BLOCK-1 (3) Consisting of GF+3UF'
2.The sanction is accorded for Apartment BLOCK (1) and Apartment BLOCK 4 (CLUB HOUSE) and Apartment BLOCK (2) and Apartment BLOCK (3) 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 BWSSB and BESCOM if any.
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 accidents
, uninsured 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 (Es& C) code leaving 3.00 mts. from the building within the premises.
11.The
applicant shall provide a separate room preferably 4.50 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. 25.

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 Architect / Engineer / Supervisor will be
informed by the Authority 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-law
No. 3.8) under sub section IV-B (e) 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
the "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 should provide solar 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 stop before 07.00 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 ---- e.g capacity
installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 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 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 every Two years 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 - trails 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 a about the risk involved in contravention of the provisions of the Act, Rules, Bye laws, Zoning Regulations, Standing Orders and Policy Orders of BBMP.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give 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 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 / Commercial.
45.Owner / builder / GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
46.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
47.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
48.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housetax) Hoodlist Letter No. LD/66/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 this list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in 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 of 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 initated.

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.: 1.0.19
	VERSION DATE: 22/07/2024
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Project No: PR/137/2023-24	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 260
Nature of Sanction: NEW	City Survey No.: Sy.No.52, Old Sy.No.11
Location: RING-III	Khata No. (As per Khata Extract): 260
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 92
Zone: Mahadevapura	Locality / Street of the property: Kyalasanahalli Village, K R Puram Hobli, Bangalore East Taluk, Bengaluru.
Ward: Ward-025	
Planning District: 309-Tarasandra	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14400.89
NET AREA OF PLOT	(A-Deductions)	14400.89
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		7200.45
Proposed Coverage Area (22.61 %)		3256.49
Achieved Net coverage area (22.61 %)		3256.49
Balance coverage area left (27.39 %)		3943.96
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		25201.56
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (1.75)		25201.56
Residential FAR (100.00%)		16118.01
Proposed FAR Area		16118.01
Achieved Net FAR Area (1.12)		16118.01
Balance FAR Area (0.63)		9033.55
BUILT UP AREA CHECK		
Proposed BuiltUp Area		18337.67
Substructure Area Add in BUA (Layout Lvl)		0.10
Achieved BuiltUp Area		18337.67

Approval Date :

Block :BLOCK (1)

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	Resi.		
Terrace Floor	46.65	0.00	46.65	0.00	0.00	46.65	0.00	0.00	0.00	00
Third Floor	1308.12	13.90	1294.62	141.65	45.65	0.00	1107.32	1107.32		00
Second Floor	2214.09	8.89	2205.20	141.65	45.65	0.00	2017.90	2017.90		00
First Floor	2320.26	11.45	2308.81	142.05	45.65	0.00	2121.11	2121.11		00
Ground Floor	1126.64	10.25	1116.39	141.05	45.65	0.00	929.69	929.69		19
Total:	7014.76	44.59	6970.67	566.40	182.60	46.65	6176.02	6176.02		19
Total Number of Same Blocks	1									
Total:	7014.76	44.59	6970.67	566.40	182.60	46.65	6176.02	6176.02		19

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (1)	D3	0.80	2.10	100
BLOCK (1)	D2	0.90	2.10	14
BLOCK (1)	D3	0.90	2.10	24
BLOCK (1)	D4	1.00	2.10	78
BLOCK (1)	D2	1.03	2.10	04
BLOCK (1)	D1	1.10	2.10	19
BLOCK (1)	D	1.33	2.10	07
BLOCK (1)	SD1	1.80	2.10	12
BLOCK (1)	SD9	2.08	2.10	07
BLOCK (1)	SD1	2.45	2.10	43
BLOCK (1)	SD3	2.70	2.10	01
BLOCK (1)	SD7	3.00	2.10	07
BLOCK (1)	SD7	3.30	2.10	14

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 4.58 X 1 X 1	5.34	89.26
	1.15 X 4.58 X 1 X 1	5.10	
	1.17 X 2.85 X 1 X 1	3.32	
	1.08 X 4.58 X 2 X 1	9.46	
	1.04 X 4.58 X 1 X 1	4.63	
	1.04 X 2.85 X 1 X 1	2.96	
	1.00 X 4.58 X 1 X 1	4.42	
	0.94 X 4.58 X 1 X 1	4.23	
	0.96 X 2.85 X 1 X 1	2.72	
	0.87 X 4.58 X 1 X 1	3.93	
	0.83 X 4.58 X 1 X 1	3.79	
	0.85 X 2.85 X 1 X 1	2.39	
	0.90 X 4.58 X 1 X 1	4.15	
	1.01 X 2.85 X 1 X 1	2.82	
	1.10 X 4.58 X 1 X 1	4.89	
	1.12 X 4.58 X 1 X 1	5.02	
	1.16 X 2.85 X 1 X 1	3.29	
	1.12 X 2.85 X 2 X 1	6.30	
	1.01 X 2.71 X 1 X 1	2.71	
	0.91 X 2.85 X 1 X 1	2.56	
	0.89 X 2.72 X 1 X 1	2.34	
	1.08 X 2.71 X 1 X 1	2.89	
SECOND FLOOR PLAN	1.65 X 4.58 X 12 X 1	90.60	90.60
THIRD FLOOR PLAN	1.65 X 4.58 X 12 X 1	90.60	90.60
Total		-	270.46

Block :BLOCK (2)

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	Resi.		
Terrace Floor	33.64	0.00	33.64	0.00	0.00	33.64	0.00	0.00	0.00	00
Third Floor	870.99	11.04	859.45	103.90	31.23	0.00	724.32	724.32		00
Second Floor	1506.78	8.40	1498.38	103.90	31.23	0.00	1363.25	1363.25		00
First Floor	1483.66	12.62	1471.04	101.50	33.64	0.00	1335.90	1335.90		00
Ground Floor	772.03	9.60	762.43	102.59	33.64	0.00	625.59	626.24		14
Total:	4667.10	42.16	4624.94	411.89	129.74	33.64	4049.71	4049.71		14
Total Number of Same Blocks	1									
Total:	4667.10	42.16	4624.94	411.89	129.74	33.64	4049.71	4049.71		14

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (2)	D3	0.80	2.10	70
BLOCK (2)	D2	0.90	2.10	36
BLOCK (2)	D4	1.00	2.10	43
BLOCK (2)	D2	1.03	2.10	07
BLOCK (2)	SD6	1.10	2.10	07
BLOCK (2)	D1	1.10	2.10	14
BLOCK (2)	SD5	1.78	2.10	05
BLOCK (2)	SD9	1.80	2.10	06
BLOCK (2)	SD1	2.45	2.10	14
BLOCK (2)	SD7	3.00	2.10	14
BLOCK (2)	SD7	3.30	2.10	21

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 4.15 X 1 X 1	4.46	4.46
SECOND FLOOR PLAN	1.08 X 4.29 X 1 X 1	4.60	4.60
Total		-	9.06

Block :BLOCK 4 (CLUB HOUSE)

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.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Resi.		
Terrace Floor	21.97	0.00	21.97	17.31	0.00	4.66	0.00	0.00	0.00	0.00
Second Floor	238.34	0.00	238.34	17.31	4.66	0.00	216.37	216.37		229.04
First Floor	454.01	29.76	424.25	17.21	4.66	0.00	402.38	402.38		413.43
Ground Floor	447.82	0.00	447.82	17.21	4.66	0.00	425.95	425.95		437.14
Total:	1162.14	29.76	1132.38	69.04	13.98	4.66	1044.70	1044.70		1079.61
Total Number of Same Blocks	1									
Total:	1162.14	29.76	1132.38	69.04	13.98	4.66	1044.70	1044.70		1080

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 4 (CLUB HOUSE)	D4	0.90	2.10	04
BLOCK 4 (CLUB HOUSE)	D3	1.00	2.10	01
BLOCK 4 (CLUB HOUSE)	D2	1.10	2.10	01
BLOCK 4 (CLUB HOUSE)	MD1	1.50	2.10	01
BLOCK 4 (CLUB HOUSE)	D1	2.20	2.10	03
BLOCK 4 (CLUB HOUSE)	SD1	7.50	2.10	02

UnitBUA Table for Block :BLOCK 4 (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

Block :BLOCK (3)

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	Resi.		
Terrace Floor	40.84	0.00	40.84	0.00	0.00	40.84	0.00	0.00	0.00	00
Third Floor	1060.08	18.74	1041.34	126.55	38.44	0.00	876.35	876.35		00
Second Floor	1824.75	10.21	1814.54	125.95	40.84	0.00	1647.75	1647.75		00
First Floor	1798.83	15.45	1783.38	123.25	40.84	0.00	1619.29	1619.29		00
Ground Floor	941.35	11.87	929.48	124.45	40.84	0.00	764.19	764.19		17
Total:	5665.85	56.27	5609.58	500.20	160.96	40.84	4907.58	4907.58		17
Total Number of Same Blocks	1									
Total:	5665.85	56.27	5609.58	500.20	160.96	40.84	4907.58	4907.58		17

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (3)	D3	0.80	2.10	85
BLOCK (3)	D2	0.90	2.10	42
BLOCK (3)	D4	1.00	2.10	52
BLOCK (3)	D2	1.03	2.10	09
BLOCK (3)	SD6	1.10	2.10	08
BLOCK (3)	D1	1.10	2.10	17
BLOCK (3)	SD5	1.78	2.10	06
BLOCK (3)	SD9	1.80	2.10	07
BLOCK (3)	SD1	2.45	2.10	16
BLOCK (3)	SD7	3.00	2.10	17
BLOCK (3)	SD7	3.30	2.10	26

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 4.15 X 1 X 1	4.46	4.46
SECOND FLOOR PLAN	1.08 X 4.29 X 1 X 1	4.60	4.60
Total		-	9.06

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mrs.Kamala raman, Khata holder M/s.NCC Urban Infrastructure Limited, registered GPA holder J S R Raju. NCC Urban Windsor, 3rd floor, New Airport Road, Opp: Jakkur Aerodrome, Bengaluru

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
JAMUNA VEINEKAR ASSOCIATES PVT LTD, #8, 1ST A MAIN, STAG EXTENSION, S.T.BED. KORMANGALA IV BLOCK, BANGALORE - 560095 BCC/BL-3.0/A-2882/2018-19

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT AT KHATA NO.260, SY NO.92, OLD SY NO.11, KYALASANAHALLI VILLAGE, K R PURAM HOBLI, BANGALORE EAST TALUK, BENGALURU.

DRAWING TITLE : SECTIONS AND ELEVATIONS

SHEET NO : 8

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER | ASSISTANT 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 Manjunatha M.P.N. M
Date: 24.09.2024 17:08:13
Location: BBMP, Bangalore
Organization: Bruhat Bangalore Mahanagara Palike
Reason: Approved
Manjunatha M.P.N.
Assistant Director Town Planning (East)

MAHADEVAPURA

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