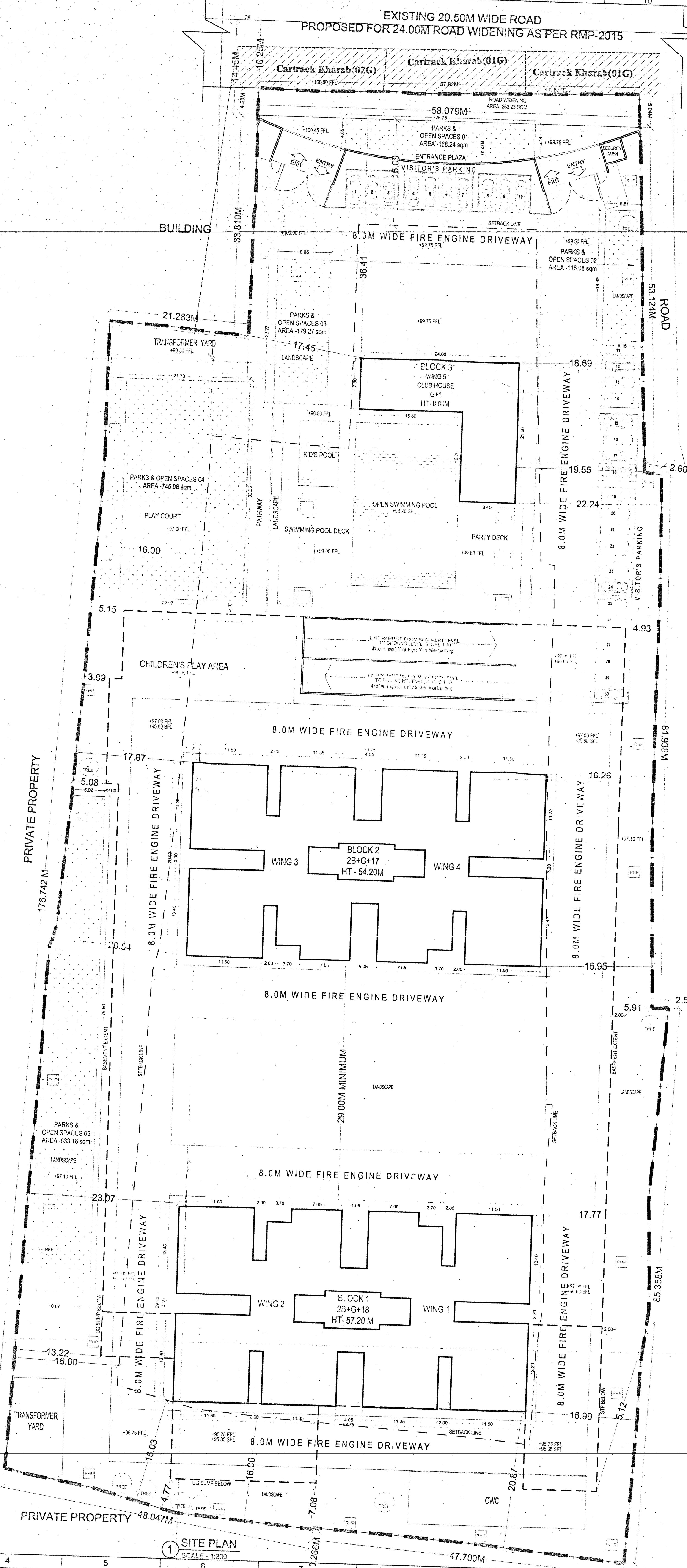
EXISTING 20.50M WIDE ROAD
PROPOSED FOR 24.00M ROAD WIDENING AS PER RMP-2015



INDEX

BOUNDARY LINE	
SETBACK LINE	
BASEMENT FLOOR LINE	
GROUND FLOOR LINE	

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
WING 5-1 (KOGILU)	564.96	564.96	1026.56	0.00	533.90
WING 3 AND 4-2	21689.24	21689.24	23628.29	143.00	1402.61
WING 1 AND 2-2	23743.95	23743.95	43411.12	151.00	2179.24
Total	45998.15	45998.15	68065.97	294.00	4115.75

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	294	4042.50	463	6366.25
Visitor's Car	30	412.50	0	0.00
Total Car	324	4455.00	463	6366.25
TwoWheeler	30	412.50	0	0.00
Total Area	-	4867.50	-	16474.67

FLOORWISE FAR STATEMENT: WING 1 AND 2 (KOGILU)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Void Deduction	SubStruc. Deduction	Ramp Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	77.50	29.64	0.00	25.82	0.00	0.00	0.00	0.00	22.04	22.04	0.00	17.00
Eighteenth Floor...	1334.45	0.00	19.09	0.00	82.92	0.00	0.00	0.00	1232.44	1232.44	8.00	93.13
Seventeenth Floo...	1287.84	0.00	19.09	0.00	82.92	0.00	0.00	0.00	1185.83	1185.83	8.00	53.60
Sixteenth Floor...	1287.84	0.00	19.09	0.00	82.92	0.00	0.00	0.00	1185.83	1185.83	8.00	53.60
Fifteenth Floor...	1334.45	0.00	19.09	0.00	82.92	0.00	0.00	0.00	1232.44	1232.44	8.00	93.13
Fourteenth Floor...	1287.84	0.00	19.09	0.00	82.92	0.00	0.00	0.00	1185.83	1185.83	8.00	53.60
Thirteenth Floor...	1287.84	0.00	19.09	0.00	82.92	0.00	0.00	0.00	1185.83	1185.83	8.00	53.60
Twelfth Floor...	1334.45	0.00	19.09	0.00	82.92	0.00	0.00	0.00	1232.44	1232.44	8.00	93.13
Eleventh Floor...	1287.84	0.00	19.09	0.00	82.92	0.00	0.00	0.00	1185.83	1185.83	8.00	53.60
Tenth Floor...	1287.84	0.00	19.09	0.00	82.92	0.00	0.00	0.00	1185.83	1185.83	8.00	53.60
Ninth Floor...	1334.45	0.00	19.09	0.00	82.92	0.00	0.00	0.00	1232.44	1232.44	8.00	93.13
Eighth Floor...	1287.84	0.00	19.09	0.00	82.92	0.00	0.00	0.00	1185.83	1185.83	8.00	53.60
Seventh Floor...	1287.84	0.00	19.09	0.00	82.92	0.00	0.00	0.00	1185.83	1185.83	8.00	53.60
Sixth Floor...	1334.45	0.00	19.09	0.00	82.92	0.00	0.00	0.00	1232.44	1232.44	8.00	93.13
Fifth Floor...	1287.84	0.00	19.09	0.00	82.92	0.00	0.00	0.00	1185.83	1185.83	8.00	53.60
Fourth Floor...	1287.84	0.00	19.09	0.00	82.92	0.00	0.00	0.00	1185.83	1185.83	8.00	53.60
Third Floor...	1334.45	0.00	19.09	0.00	82.92	0.00	0.00	0.00	1232.44	1232.44	8.00	93.13
Second Floor...	1287.84	0.00	19.09	0.00	82.92	0.00	0.00	0.00	1185.83	1185.83	8.00	53.60
First Floor...	1349.65	0.00	19.09	0.00	137.30	0.00	0.00	0.00	1193.27	1193.27	8.00	69.80
Ground Floor...	1362.70	0.00	19.09	0.00	79.05	0.00	0.00	0.00	1264.57	1264.57	7.00	256.84
Basement First F...	9224.17	0.00	38.17	0.00	13.71	282.36	475.89	7965.80	448.24	448.24	0.00	372.02
Basement Second ...	9224.13	0.00	38.17	0.00	13.71	282.32	489.41	8066.33	377.04	377.04	0.00	315.20
Total	43411.12	29.64	438.97	25.82	1653.48	564.68	965.30	16032.13	23743.95	23743.95	151.00	2179.24

FLOORWISE FAR STATEMENT: WING 3 AND 4 (KOGILU)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Void Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	77.50	29.64	0.00	25.82	0.00	22.04	22.04	0.00	17.00
Seventeenth Floo...	1287.84	0.00	19.09	0.00	82.92	1185.83	1185.83	8.00	53.60
Sixteenth Floor...	1287.84	-0.00	19.09	0.00	82.92	1185.83	1185.83	8.00	53.60
Fifteenth Floor...	1334.43	0.00	19.09	0.00	82.92	1232.42	1232.42	8.00	93.13
Fourteenth Floor...	1287.84	0.00	19.09	0.00	82.92	1185.83	1185.83	8.00	53.60
Thirteenth Floor...	1287.84	0.00	19.09	0.00	82.92	1185.83	1185.83	8.00	53.60
Twelfth Floor...	1334.43	0.00	19.09	0.00	82.92	1232.42	1232.42	8.00	93.13
Eleventh Floor...	1287.84	0.00	19.09	0.00	82.92	1185.83	1185.83	8.00	53.60
Tenth Floor...	1287.84	0.00	19.09	0.00	82.92	1185.83	1185.83	8.00	53.60
Ninth Floor...	1334.43	0.00	19.09	0.00	82.92	1232.42	1232.42	8.00	93.13
Eighth Floor...	1287.84	0.00	19.09	0.00	82.92	1185.83	1185.83	8.00	53.60
Seventh Floor...	1287.84	0.00	19.09	0.00	82.92	1185.83	1185.83	8.00	53.60
Sixth Floor...	1334.43	0.00	19.09	0.00	82.92	1232.42	1232.42	8.00	93.13
Fifth Floor...	1287.84	0.00	19.09	0.00	82.92	1185.83	1185.83	8.00	53.60
Fourth Floor...	1287.84	0.00	19.09	0.00	82.92	1185.83	1185.83	8.00	53.60
Third Floor...	1334.43	0.00	19.09	0.00	82.92	1232.42	1232.42	8.00	93.13
Second Floor...	1287.84	0.00	19.09	0.00	82.92	1185.83	1185.83	8.00	53.60
First Floor...	1349.65	0.00	19.09	0.00	137.30	1193.27	1193.27	8.00	69.80
Ground Floor...	1362.70	0.00	19.09	0.00	75.96	1267.66	1267.66	7.00	260.56
Total	23628.29	29.64	343.55	25.82	1540.04	21689.24	21689.24	143.00	1402.61

FLOORWISE FAR STATEMENT: WING 5 (KOGILU)

Name of Floor	Total BUArea	Void Deduction	SubStruc. Deduction	Residential FAR Area	Total FAR Area	Carpet Area other than Tenement
First Floor...	337.98	1.75	0.00	336.23	336.23	317.50
Ground Floor...	688.58	4.85	455.00	228.73	228.73	216.40
Total	1026.56	6.60	455.00	564.96	564.96	533.90

PLOT AREA : 18413.05 sqm

10 % : 18413.05 X 10/100 = 1841.30

PARKS AND OPEN SPACES REQUIRED : 1841.30 sqm

PARKS AND OPEN SPACES :

NO.	AREA IN SQM
PARKS AND OPEN SPACE - 01	168.24
PARKS AND OPEN SPACE - 02	116.08
PARKS AND OPEN SPACE - 03	179.27
PARKS AND OPEN SPACE - 04	745.06
PARKS AND OPEN SPACE - 05	633.18
TOTAL	1841.83

PROPOSED PARKS AND OPEN SPACES : 1841.83 sqm

BBMP/Addl.Dir/JD NORTH/0234/15-16

I. Plan is sanctioned subject to the following conditions:

1. Sanction is accorded for Proposed Residential Apartment Building #1738 Sy No. 55/3, 55/4 & 55/5, KOGILU VILLAGE, MARUTHI NAGARA, YELAHANKA, BANGALORE.
   a) Consist of BLOCK A - 2BF+GF+18UF (Eighteen upper floors) and BLOCK B - 2BF+GF+17UF (Seventeen upper floors) only.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement floors are reserved for car parking shall 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 accident/untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) 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. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. 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.
16. 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.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19 On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns " COMMENCEMENT CERTIFICATE" shall be obtained.
20. 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.
21. The building should not be occupied without obtaining " OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. 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).
24. 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.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 31) of Building Bye-laws 2003 shall be ensured.
27. 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.
28. 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.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit of required capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. The NOC from KSPCB/ State level Environment Impact Assesment Clearance(SEIAC)/Ministry of Environment and Forest (MOEF) should be taken before commencement of work(if applicable)
33. Sufficient two wheeler parking shall be provided as per requirement.
34. 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.
35. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection 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.
36. The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments 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.
37. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every five years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
38. 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.
39. Payment of license fees for sanction of this plan is subject to result of W.P.No.4900/2003 & 2993/2008.
40. As per Building Bye-Laws 2003 Schedule IV-7.1 The Validity of Registration for Architect/Engineer/Supervisor/ Structural Engineer by the authority shall be for a period of five years and renewable thereafter for every five years unless the same is cancelled by the Authority. The application for renewal shall be made by the authority one month before the date of expiry of registration. If any owner/builder contravenes the provisions of these bye-laws and rules in force, the authority shall inform the same to the registered Architect/Engineer/Supervisor/Structural Engineer in the first instance,warn in the second instance and cancel the registration if the same repeated for the third time.
41. As per Building Bye-Laws 2003 Schedule IV-8(i) The Validity of Registration for Architect/Engineer/Supervisor/ Structural Engineer shall not materially and structurally deviate from the sanctioned plan, without previous approval of the authority. They shall explain to the owners about the risk involved in contravention of the provision of the Act, Rules, Bye-Laws, Zoning Regulations, Standing Orders and Policy Orders of the Corporation.
42. Road Widening area reserved should be relinquished to BBMP before obtaining Commencement Certificate
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
44. The Construction or Re construction of 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 / Developers shall give intimation to bbmp of the intention to start work in the from prescribed in schedule VI. Further, the owner / Developer shall give intimation on completion of the foundation or footing of walls / coulmns of the Foundation based on the outcome of the final supreme Court order.
45. Area enmarked Park & open space should be reserved and preserved as a long space by planting Trees those area shall not be used for any other use .

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hesadaagi hoodike): LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant/ Builder/ Owner/ Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Constructions Workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant/Builder/Owner/Contractor shall engage a construction worker in his site or workplace 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.

As per Commissioner Revised Circular No. Addl.DTP.JD(N)/DM3/PR/320/15-16 dt:04-09-2015

II. FEE DETAILS:

The Applicant has paid Rs.1,67,43,000/- vide reciept No. RE-Ifms331-TP/000202 dated: 05/08/16 for the following:-

1. Licence Fees(6432236-272262(already paid vide Reciept No.Sept/0009 dated 03.09.15)=6159974)
2. Ground Rent
3. Betterment Charges
   a) For Building
   b) For Site
4. Security Deposit
5. Plan copy charges
6. Compound wall Charges
7. 1% Labour Cess Service Charges

: Rs.62,15,206.00
: Rs.30,89,271.00
: Rs.1,37,301.00
: Rs.3,68,231.00
: Rs.68,65,046.00
: Rs.1,29,000.00
: Rs.20,000.00
: Rs.92,613.00

TOTAL : Rs.1,69,16,698.00

Rounding off Rs. TOTAL Rs.1,69,17,000/-

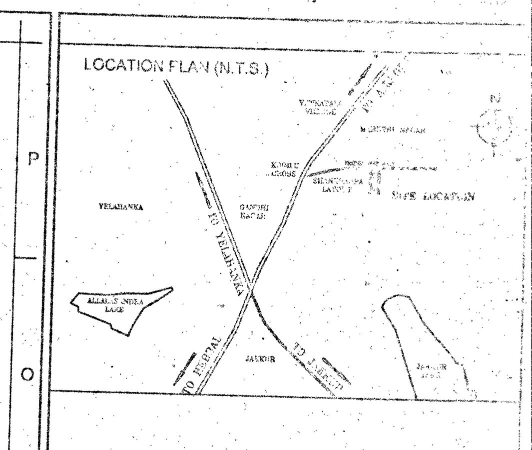
The Applicant has produced DD No. 270842 dated.04/08/2016 drawn on Axis Bank , M.G Road branch, Bangalore for Rs.1,69,17,000/- favouring Commissioner BBMP A/c JDTP (North)

8. Labour Cess Rs.91,69,000.00

The Applicant has made payment through NEFT Vide No. BRN-NEFT-AXISF16217060288 dated: 04/08/2016 for Rs.91,69,000.00 favouring Karnataka State Building & Other Construction Workers Welfare Board.

III. NOC DETAILS:

Name of the Statutory Department	Referance No.& Date.	Conditions imposed
Fire Force Department	GBC(1)101/2015 dated 19-08-2015	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
AIRPORT AUTHORITY OF INDIA	AAI/BIA/ATM/NOC/JAKK/SOUTH/B/111814/74737/2885-90 Dt:09-01-15	
BESCOM	SEE/BCN/EEE(O)/AEE-3/10017-19 Dt: 02-03-15	
SEIAA/MOEF	SEIAA 15 CON 2015 Dt: 05-05-15	
BWSSB	BWSSB/EIC/CE(M)/ACE(M)-I/DCE(M)-II/TA(M)-I/1577/2015-16 dated: 27-05-2015	
KSPCB	PCB/398/CNP/14/H 1605 dated: 16-03-2015	
BSNL	AGM(TP)/S-6/Vol-33/2014-15/13 dt@BG-8 dated: 03-12-2014	
GOVT.FLYING TRAINING SCHOOL JAKKURU	GFTS/ATM/NOC/JK-26/2014/1372 Dt: 16-01-2015	
MINISTRY OF DEFENCE, YELAHANKA AIRFORCE STATION	No. Air HQ/S.17726/4/ATS (PC-MDCCCLXVI) dated 16.07.2015	



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AREA STATEMENT (BBMP)

PROJECT DETAIL:

[illegible]

OWNER'S SIGNATURE

SIGN.........

(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN.........

(GEETHA K NAIR)
BCC /BL 3-2-3 /A-553 / 93-94

ARCHITECTS :

SOBHA LIMITED.

DEALT BY: MRINMAYEE	SCALE : AS SHOWN
CHECKED BY: HAIMANTI	DATE : 23/06/16
NORTH	PROJECT NO.: 551
	DRAWING NO.: AS 01
	REV.NO.

JOB TITLE

PROPOSED RESIDENTIAL APARTMENTS DEVELOPMENT PROJECT IN SURVEY NOS. 55/3, 55/4 & 55/5, KOGILU VILLAGE, WARD NO: 1 YELAHANKA HOBLI, BANGALORE NORTH TALUK

DRAWING TITLE

LOCATION PLAN, SITE PLAN , AREA STATEMENT

SHEET 1 OF 13