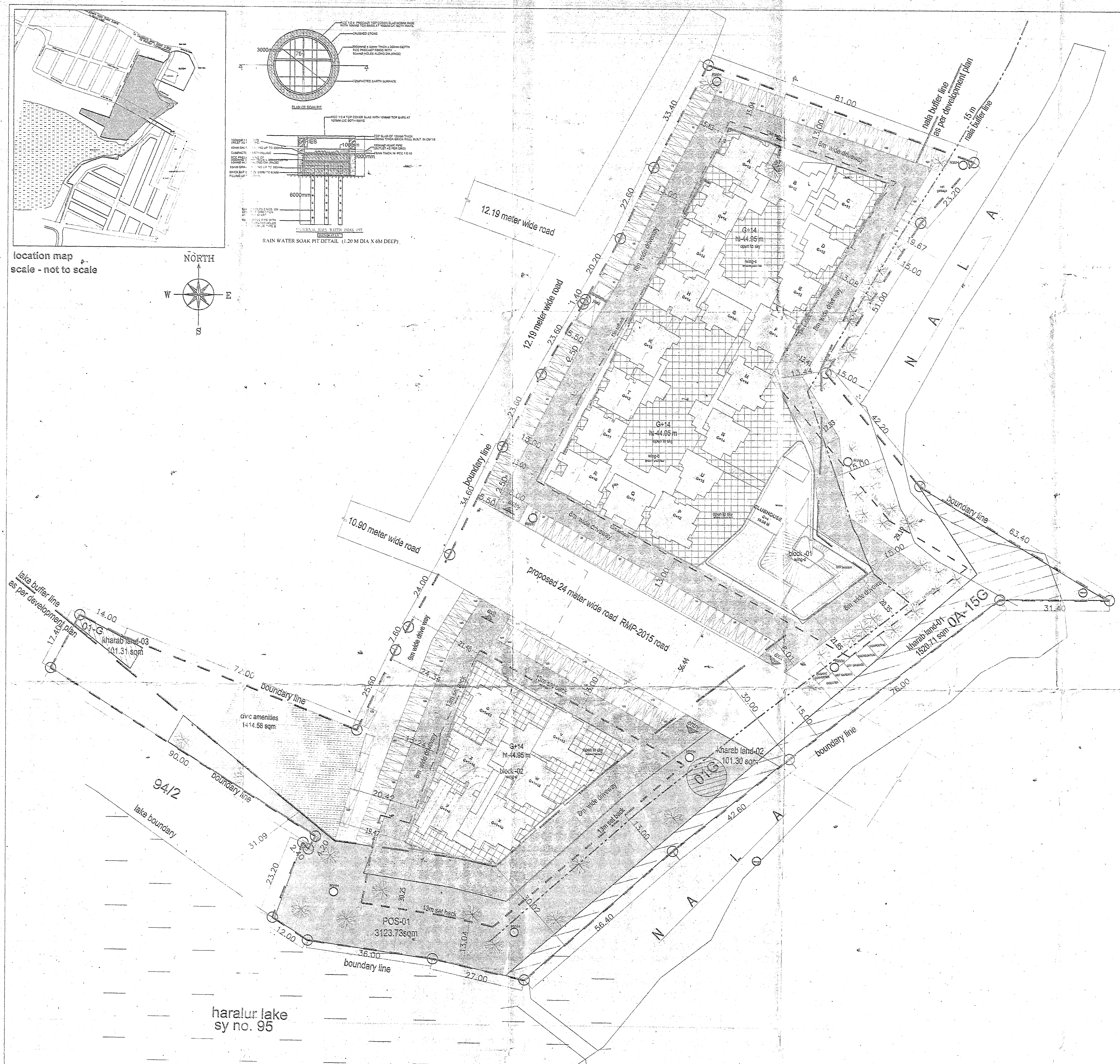

SITE AREA

Total Site Area as per DP Approved	29,744.37 Sqm.
Kharab Land	1,719.89 Sqm.
Net Site Area	28,024.48 Sqm.
Net Site Area Excluding Kharab	28,024.48 Sqm.
Deduct 5% area of net Site Area	1,414.58 Sqm.
Net Site Area Considered for Development	26,609.90 Sqm.

AREA STATEMENT BLOCK-1, WING - A & B

FLOORS	BUA	DEDUCT	NET	UNITS
GROUND FLOOR	5,325.73	4,313.06	1,012.67	0
FIRST FLOOR	3,062.40	61.11	3,001.29	17
SECOND FLOOR	3,158.91	61.11	3,097.80	19
THIRD FLOOR	3,262.45	162.99	3,099.46	19
FOURTH FLOOR	3,162.99	61.11	3,101.88	19
FIFTH FLOOR	3,162.16	61.11	3,101.05	19
SIXTH FLOOR	3,161.59	61.11	3,100.48	19
SEVENTH FLOOR	3,161.20	61.11	3,100.09	19
EIGTH FLOOR	3,161.11	61.11	3,100.00	19
NINETH FLOOR	3,131.04	61.11	3,069.93	19
TENTH FLOOR	3,002.15	61.11	2,941.04	18
ELEVENTH FLOOR	2,774.15	61.11	2,713.04	16
TWELVETH FLOOR	2,281.55	61.11	2,220.44	12
THIRTEENTH FLOOR	1,473.69	39.38	1,434.31	7
FOURTEENTH FLOOR	1,053.30	30.56	1,022.74	5
TERRACE FLOOR	158.02	158.02	-	-
TOTAL	44,492.44	5,376.22	39,116.22	227

AREA STATEMENT BLOCK - 2, WING - C

FLOORS	BUA	DEDUCT	NET	UNITS
GROUND FLOOR	1,971.85	1,865.05	106.80	0
FIRST FLOOR	1,971.85	1,830.30	141.55	0
SECOND FLOOR	1,091.85	13.55	1,078.30	6
THIRD FLOOR	1,094.62	13.55	1,081.07	6
FOURTH FLOOR	1,098.22	13.55	1,084.67	6
FIFTH FLOOR	1,097.19	13.55	1,083.64	6
SIXTH FLOOR	1,105.78	13.55	1,092.23	6
SEVENTH FLOOR	1,116.08	13.55	1,102.53	6
EIGTH FLOOR	1,092.57	13.55	1,079.02	6
NINETH FLOOR	997.20	13.55	983.65	5
TENTH FLOOR	936.77	13.55	923.22	5
ELEVENTH FLOOR	636.92	13.55	623.37	3
TWELVETH FLOOR	535.26	13.55	521.71	3
THIRTEENTH FLOOR	432.96	8.83	424.13	2
FOURTEENTH FLOOR	172.56	4.10	168.46	1
TERRACE FLOOR	61.57	61.57	-	-
TOTAL	15,413.25	3,918.90	11,494.35	61

AREA STATEMENT BLOCK - 1, WING - D, CLUB HOUSE

FLOORS	BUA	DEDUCT	NET
GROUND FLOOR	1,518.60	1,148.05	370.55
FIRST FLOOR	948.09	7.49	940.60
SECOND FLOOR	510.28	7.49	502.79
THIRD FLOOR	530.11	33.98	496.13
FOURTH FLOOR	286.49	7.49	279.00
TERRACE FLOOR	40.91	40.91	-
TOTAL	3,834.48	1,245.41	2,589.07

COMBINED AREA STATEMENT

FLOORS	BUA	DEDUCT	NET	UNITS
GROUND FLOOR	8,816.18	7,326.16	1,490.02	0
FIRST FLOOR	5,982.34	1,898.90	4,083.44	17
SECOND FLOOR	4,761.04	82.15	4,678.89	25
THIRD FLOOR	4,887.18	210.52	4,676.66	25
FOURTH FLOOR	4,547.70	82.15	4,465.55	25
FIFTH FLOOR	4,259.35	74.66	4,184.69	25
SIXTH FLOOR	4,267.37	74.66	4,192.71	25
SEVENTH FLOOR	4,277.28	74.66	4,202.62	25
EIGTH FLOOR	4,253.68	74.66	4,179.02	25
NINETH FLOOR	4,128.24	74.66	4,053.58	24
TENTH FLOOR	3,938.92	74.66	3,864.26	23
ELEVENTH FLOOR	3,411.07	74.66	3,336.41	19
TWELVETH FLOOR	2,816.81	74.66	2,742.15	15
THIRTEENTH FLOOR	1,906.65	48.21	1,858.44	9
FOURTEENTH FLOOR	1,225.86	34.66	1,191.20	6
TERRACE FLOOR	260.50	260.50	-	-
TOTAL	63,740.17	10,540.53	53,199.64	288

$$\text{COVERAGE} = \frac{8{,}816.18}{23{,}875.76} \times 100 = 36.92\% < 60.00\%$$

$$\text{FAR} = \frac{53{,}199.64}{26{,}609.90} = 1.999 < 2.00$$

PARKING :

Residential:

Total Nos. of Residential Units from GF to 14th Floor in Block A, B & C = 288 Nos.
@ 1 car / unit, Cars Required = 288 x 1 = 288 cars
No of EWS's Provided = 29 Nos.
@ 1 car / 2 unit, Cars Required = 29/2 = 14.50 say 15 cars
Total Cars Required for Residential Units = 288 + 15 = 303 Cars
10% Visitors Parking = 303 / 10 = 30.30 say 31 cars

Club House Area

Total FAR Area From GF to 4th Floor = 2,589.07 Sqm.
@ 1 Car / 50 Sqm, Cars Required = 2,589.07 / 50 = 51.78 Say 52 Cars

Total Cars Reuired = 303 + 31 + 52 = 386 Cars

Total Cars Provided

Ground Floor Resi.Block A & B	=	100 cars
Ground Floor Resi.Block C	=	36 cars
First Floor Resi.Block C	=	30 cars
Ground Floor Club House	=	42 cars
Surface Parking	=	180 cars
Total	=	388 cars

E.W.S. CALCULATION:

E.W.S. UNITS REQUIRED	10% OF TOTAL 288 UNITS= 29 UNITS	
	E.W.S. UNIT	No
	UNIT - H	14
	UNIT - R	10
	UNIT - N	01
	UNIT - K	01
	UNIT - U	01
	UNIT - P	01
	UNIT - Q	01
E.W.S. UNITS PROVIDED	TOTAL	29

BBMP/Addl.Dir/ JD NORTH/ 0515/2013-14

Conditions:

1. Sanction is accorded for the proposed construction of Residential Apartment Building.
a) Construction of Block - 1, Wing - A & B, GF+14 UF Wing D, Club House- GF+4 UF, Block - 2, Wing - C. GF+14 UF
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Ground Floor and Part of First Floor area 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 before 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 300 k.g. 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. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
34. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
35. The Owner / Association of 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.
36. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two 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 once in Two years.
37. The Owner / Association of the highrise 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.
38. Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/20[illegible]
39. Improvement Charges for the property should be paid as decided by the BBMP in future.
40. All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
42. The Modified NOC from Fire & Emergency Services Department should be submitted before obtaining Commencement of Work

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work 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.

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC(1)/198/2013, dated: 05-10-2013	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	HAL	AAI/BIA/ATM/NOC/BANG/SOUTH/ B/ 060513/15654/1005-09, dated: 04-09-2013	
3	SEIAA	SEIAA/56/CON/2013 dated: 30-09-20[illegible]	
4	KSPCB	PCB/10/CNP/13/H 782, dated: 05-07-2013	
5	BWSSB	BWSSB/EIC/ACE(M)-I/DCE(M)-I/TA(M) -I/3472/2013-14, dated: 10-07-2013	
6	BESCOM	SEE/BCS/EE(O)/AEE-2/NOC-05/13-14/4158-60, dated: 13-06-2013	

III. The Applicant has paid the fees vide Receipt No.TP/JDTPNRT/01/2014-15/May/0065 dated:29-05-2014 for the following:-

1	Licence Fees	:	52,04,174-00
2	Ground Rent	:	25,49,607-00
3.	Betterment Charges a) For Building	:	1,27,480-00
4.	Security Deposit	:	63,74,017-00
5.	Plan copy charges	:	1,72,000-00
6.	Compound Wall Charges	:	10,000-00
7.	1% Service Charge on Labour Cess to be paid to BBMP	:	68,610-00
	TOTAL :		1,45,05,888-00
	SAY Rs.		1,45,06,000-00
8.	Labour Cess	:	67,92,500/- Paid vide DD No. 077881 dated: [illegible]-05-2014

AREA STATEMENT- OVERALL AREA STATEMENT

SL.NO.	SY.NO.	SY.NO. ACRES -GTS
01	71	1A-17 GTS
02	89	1A-00 GTS
03	90	3A-30 GTS
04.	91/1	0 A-09 GTS
05	91/2	0 A-09 GTS
06	94/1	0 A-22 GTS
07	94/3	0 A-07 GTS
		7A.- 14 GTS

AREA OF PLOT (A)	= 29744.37 SQM
	= (7 acres 14 guntas)
kharab land (x)	= 1719.89 SQM
	= 17 guntas
TOTAL AREA OF PLOT EXCLUDING (kharab)	= 28024.48 SQM (6 acres 37 guntas)
RMP ROAD AREA	= 2734.14 SQM
((A) - (X)) AREA OF PLOT(B) excluding kharab land	= 28.024.48 SQM = (6 acres 37 guntas)
PERMISSIBLE F.A.R	= 2.00
F.A.R Achieved	= 1.99
10% of park & open space of (B)	= 2,802.45 SQM (C)
5% of civic amenities of (B)	= 1,401.23 SQM (D)
Total site available for development(E) = 28,024.48 -1414.58	(E) = 26,609.90 SQM
PERMISSIBLE F.A.R AREA	= 53219.80 SQM
F.A.R AREA ACHIEVED	= 53199.64 SQ.M
F.A.R ACHIEVED	= 1.999
PERMISSIBLE GROUND COVERAGE	= 60%
PROPOSED GROUND COVERAGE AREA	= 9064.59 SQ.M
PROPOSED GROUND COVERAGE	= 8,816.18 SQ.M / 23,875.76 SQ.M X 100 = 36.92%

CIVIC AMENITIES

S.No	DESCRIPTION	AREA in Sqm
01.	PROPOSED CIVIC AMENITIES	1414.58
	PROPOSED PERCENTAGE ACHIEVED	5.04%

PARK & OPEN SPACE STATEMENT

02.	PROPOSE AREA (POS-1)	3123.73
	PROPOSE PERCENTAGE ACHIEVED	11.14%

KHARAB LAND
RWHP rain water harvesting pit
TERRACE AT FIRST FLOOR LVL
OPEN SPACE
nala buffer as per dp
PARKING
15 m nala buffer line
BOUNDARY LINE
SETBACK LINE

NOTE:
01.ALL DIMENSIONS IN METERS ONLY
02.FOLLOW THE WRITTEN DIMENSIONS

SANCTION PLAN DRAWING

JOB TITLE:
PROPOSED RESIDENTIAL APARTMENT PLAN FOR
BBMP KHATA NO 1206/1409/1385/71,89,90
WARD NO 150,
SURVEY NO.71,89 ,90 ,91/1 ,91/2, 94/1 ,94/3
HARALUR VILLAGE,
VARTHUR HOBLI,
BANGALORE EAST TALUK.

Scale	Drawn ashish	sheet no
1:400	Chkd tushar	01/20

OWNER'S SIGNATURE

FERNS BUILDER'S & DEVELOPER'S & AUSTIN ROACH
ARCHITECT'S SIGNATURE

TUSHAR.V (BCC/BL-3.6/A-1730/07-08)

Site Plan

sanction drawing

DRG.NO:rbrr.w.a.a.wd_plan-development-04

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