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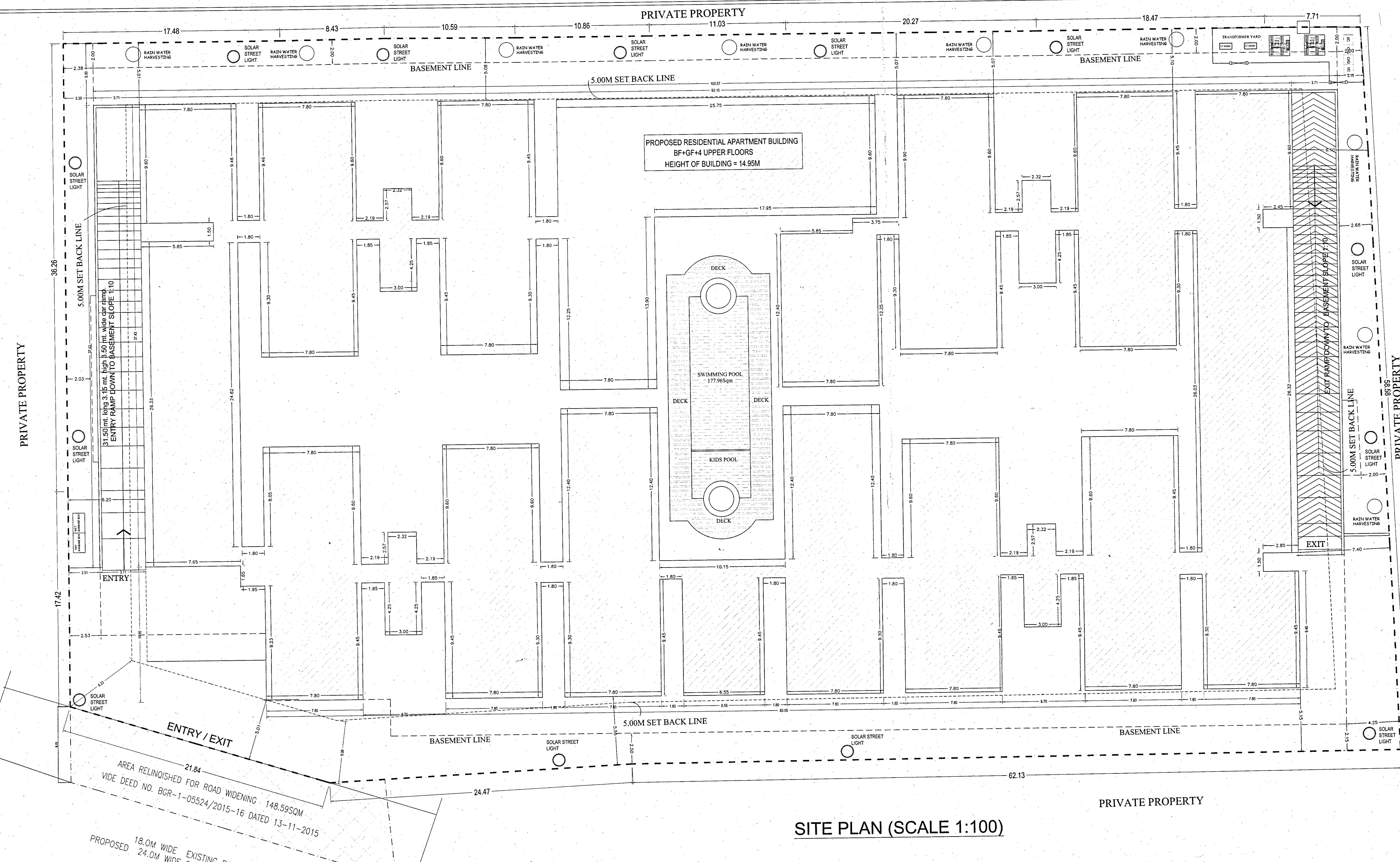
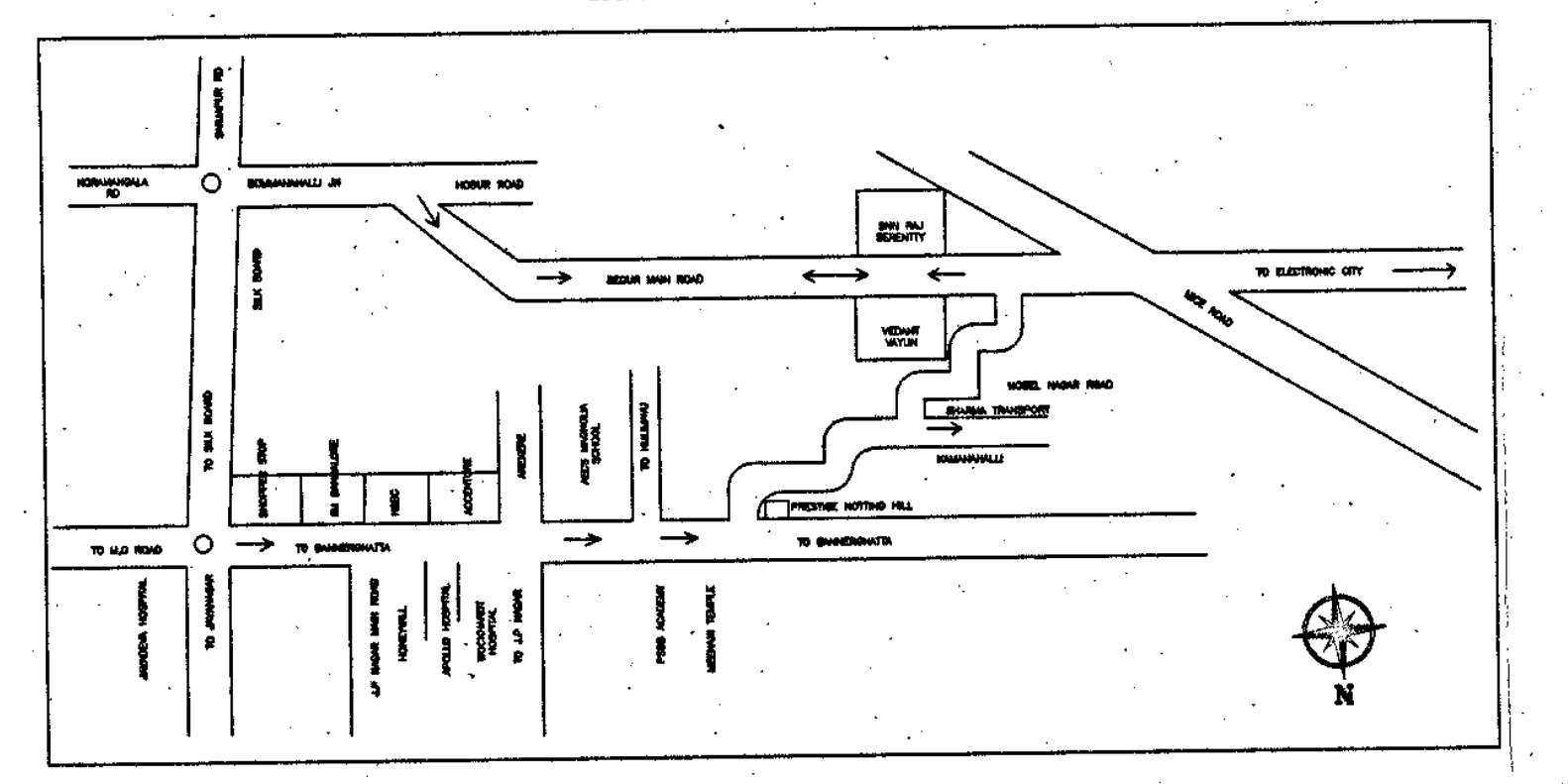

PRIVATE PROPERTY
5.00M SET BACK LINE
BASEMENT LINE
SOLAR STREET LIGHT
RAIN WATER HARVESTING
TRANSFORMER YARD
PROPOSED RESIDENTIAL APARTMENT BUILDING
BF+GF+4 UPPER FLOORS
HEIGHT OF BUILDING = 14.95M
SWIMMING POOL
177.96Sqm
KIDS POOL
DECK
31.50 mt. long 3.15 mt. high 3.50 mt. wide car ramp.
ENTRY RAMP DOWN TO BASEMENT SLOPE 1:10
ENTRY
EXIT RAMP DOWN TO BASEMENT SLOPE 1:10
EXIT
ENTRY / EXIT
21.84
AREA RELINQUISHED FOR ROAD WIDENING 148.59SQM
VIDE DEED NO. BGR-1-05524/2015-16 DATED 13-11-2015
18.0M WIDE EXISTING ROAD
PROPOSED 24.0M WIDE ROAD AS PER RMP 2015
17.48
8.43
10.59
10.86
11.03
20.27
18.47
7.71
36.26
17.42
24.47
62.13
58.58

SITE PLAN (SCALE 1:100)



FLOORWISE FAR STATEMENT: A (VEDANT VAYUN)

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...	89.69	65.76	0.00	23.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor...	2778.81	0.00	16.73	0.00	11.57	0.00	0.00	0.00	2750.51	2750.51	30.00	0.00
Third Floor...	2778.81	0.00	16.73	0.00	11.57	0.00	0.00	0.00	2750.51	2750.51	30.00	0.00
Second Floor...	2778.81	0.00	16.73	0.00	11.57	0.00	0.00	0.00	2750.51	2750.51	30.00	0.00
First Floor...	2712.68	0.00	16.73	0.00	11.57	0.00	0.00	0.00	2684.38	2684.38	29.00	0.00
Ground Floor...	3229.39	0.00	16.73	0.00	11.57	177.96	0.00	78.25	2944.89	2944.89	29.00	293.91
Basement Floor...	5345.30	0.00	16.73	0.00	0.00	37.48	220.55	5026.26	0.00	41.04	0.00	0.00
Total	19713.50	65.76	100.39	23.93	57.83	215.43	220.55	5104.51	13880.82	13921.86	148.00	293.91

BBMP/Addl.Dir/JD SOUTH/0320/14-15

1) Sanction is accorded for the Proposed Residential Apartment Building use only:
   a) Construction of BF+GF+4UF (Four upper floors only).
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any use.
3) Basement Floor is reserved for 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 3.00mts from the building within the premises.
11) The applicant shall provide a separate room preferably 4.30x3.65m in 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.
16) If 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-laws 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 erection of columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
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 condition 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-laws 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 6.00 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 5000sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as 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) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
34) 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.
35) 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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (ಕಾರ್ಮಿಕ ಇಲಾಖೆ) ಪತ್ರ ಸಂಖ್ಯೆ : 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.
7. The demand for payment of Park & Open space fee is Quashed as per the orders of Hon'ble high Court vide W.P. No. 25221/2010 (LB-BMP), however this is subject to condition for remittance of such cost in furture, based on the out come of the final court orders.
8. Payment of License fee for sanction of this plans is subject to result of W.P. No: 4906/2008 & 2993/2008.

II. FEE DETAILS:

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

The Applicant has paid the fee Rs.4902000.00/- vide Receipt No. RE-ifms624-TP/000085 — dated: 23-12-2015 for the following:

1. Licence Fees	:	1775610.00
2. Ground Rent	:	887805.00
3. Betterment Charges		
a) For Building	:	39458.00
b) For Site	:	125880.00
4. Security Deposit	:	1972900.00
5. Plan copy & Compound wall charges	:	65200.00
Add 1% for administrative charges towards labour Cess	:	419.00
6. Scrutiny Fees		33977.00
TOTAL	:	4901249.00
SAY Rs.		4902000.00

Labour Cess:

vide DD No. 063622 dated: 23-12-2015 Rs. 3364000.00

Bank: THE KARNATAKA BANK LTD

ಮೂಲ ಪ್ರತಿ :

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ...10/12/2015......ರ ಮೇರೆಗೆ ಎಲ್.ಪಿ. ಸಂಖ್ಯೆ: ಬಿಬಿಎಂಪಿ/ ಅ.ನಿ./ಜಂ.ನಿ.(ನ.ಯೋ.ದ) 320/14-15 ದಿನಾಂಕ:...04/01/2016. ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ವಯ ವಿಧಿಸಲಾಗಿರುವ ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ:...04/01/2016............ ರಿಂದ ....03/01/2018.....ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಇರುತ್ತದೆ

(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

4/1

ಜಂಟಿ-ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ದಕ್ಷಿಣ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ,
ಬೆಂಗಳೂರು.

4/1 4/1 4/1

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD SOUTH/0320/14-15		
Application Type:	General	Zone:	Bommanahalli
Proposal Type:	Proposed Development	Ward:	Ward-192
Nature of Sanction:	New	Plot No Value:	75/59/1,3,4,5,6,7
Plot Use:	Residential	City Survey No.:	0.00
Location:	Ring-III	Property No.:	0.00
Land Use Zone:	Residential (Main)		
Locality/Street:	0.00		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	6220.10
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	6220.10
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	6220.10
MAX. PERMISSIBLE COVERAGE AREA	(50%)	3110.05
Proposed Coverage Area	(49.06%)	3051.45
Achieved Net coverage area	(49.06%)	3051.45
BALANCE COVERAGE AREA LEFT	(0.94%)	58.60
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	13995.22
ADDITIONAL FAR	-	-
Residential FAR		13880.82
Proposed FAR Area		13921.86
Substructure Area Add in FAR (Layout Lvl)		15.09
ACHIEVED NET FAR AREA	(2.24)	13936.95
BALANCE FAR AREA	(0.01)	58.27
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		19728.59

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
Satish.K.P BCC/BL-3.6/E-3104/2007-08	v. ರವೀಂದ್ರ Sri. V Ravindra Sri. Krishna Aliyas Krishnappa V. M/S Vedant Developers Represented by its Managing Partner Sri. Tejas H. V.

OWNER'S NAME:

1) Sri. V Ravindra 2) Sri. Krishna Aliyas Krishnappa V. 3) M/S Vedant Developers Represented by its Managing Partner Sri. Tejas H. V.

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL APARTMENT BUILDING AT YELLENAHALLI VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALUK, BANGALORE.

ARCHITECT:

Satish.K.P
BCC/BL-3.6/E-3104/2007-08

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (VEDANT VAYUN)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	148	2035.00	164	2255.00
Visitor's Car Parking	15	206.25	0	0.00
Total Car	163	2241.25	164	2255.00
TwoWheeler	15	206.25	0	0.00
Total Area	-	2447.50	-	5139.97

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (VEDANT VAYUN)	13880.82	13921.86	19713.50	148.00	293.91
Total	13880.82	13921.86	19713.50	148.00	293.91

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	0.60 X 2.40 X 6	8.64	12.20
	0.13 X 2.40 X 1	0.30	
	0.24 X 2.40 X 1	0.57	
	0.30 X 2.40 X 1	0.71	
	0.39 X 2.40 X 1	0.92	
	0.45 X 2.40 X 1	1.06	
SECOND FLOOR	0.60 X 2.40 X 6	8.64	12.20
	0.13 X 2.40 X 1	0.30	
	0.24 X 2.40 X 1	0.57	
	0.30 X 2.40 X 1	0.71	
	0.39 X 2.40 X 1	0.92	
	0.45 X 2.40 X 1	1.06	
THIRD FLOOR	0.60 X 2.40 X 6	8.64	12.20
	0.13 X 2.40 X 1	0.30	
	0.24 X 2.40 X 1	0.57	
	0.30 X 2.40 X 1	0.71	
	0.39 X 2.40 X 1	0.92	
	0.45 X 2.40 X 1	1.06	
FOURTH FLOOR	0.60 X 2.40 X 6	8.64	12.20
	0.13 X 2.40 X 1	0.30	
	0.24 X 2.40 X 1	0.57	
	0.30 X 2.40 X 1	0.71	
	0.39 X 2.40 X 1	0.92	
	0.45 X 2.40 X 1	1.06	

DRAWING TITLE	SCALE	SHEET NO
SITE PLAN	1 : 100	01 OF 07
	N ⇧	

POSTAL ADDRESS AND ID NO.

1) SRI. KRISHNAPPA
NO. 60, YELENAHALLI, BANGALORE - 560 068
ID NO. - YER1760339

2) SRI. RAVINDRA
NO. 1500-5, NEAR BEGUR HOSPITAL,
BANGALORE SOUTH - 560 068
ID NO. - KTJ2793511

3) SRI. TEJAS H. V.
77, BTM II STAGE, 3RD MAIN,
NS PALYA, BG ROAD, BANGALORE - 560 076
ID NO. - KA 05 20010016587

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