OWNER
M/s.Sansidh Constructions Rep By its Partners #42, Indra Prastha Colony, Gottigere, Bannerghatta Road, Bangalore - 560 083
Sri. Nagaraj Boydi and Others (Katha Holder) #42, Indra Prastha Colony, Gottigere, Bannerghatta Road, Bangalore - 560 083

ZONE (RING)	D.R.C NO	TOTAL AREA (SMT)	UTILIZED D.R.C AREA (SMT)	REMAINING D.R.C AREA (SMT)
III	003654	100.65	100.65	- - - -
	003657	1182.84	1182.84	- - - -
	003658	44.64	44.64	- - - -
	003659	349.98	349.98	- - - -
	003660	151.80	151.80	- - - -
	003661	138.00	138.00	- - - -
	003652	618.18	618.18	- - - -
	003383	132.06	132.06	- - - -
	003326	672.36	672.36	- - - -
	002553	931.02	931.02	- - - -
	003382	132.06	132.06	- - - -
	003108	241.29	241.29	- - - -
	003656	228.75	228.75	- - - -
	003655	558.15	267.18	290.97
	TOTAL	5481.78	5190.81	290.97

FLOORWISE FAR STATEMENT: A (SAN)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	OTS Deduction	Void Deduction	Ramp Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	65.48	34.27	24.49	6.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eleventh Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Tenth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Ninth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Eighth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Seventh Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Sixth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Fifth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Fourth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Third Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Second Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
First Floor...	1378.13	0.00	31.21	0.00	103.81	29.50	0.00	0.00	1213.62	1213.62	6.00	0.00
Ground Floor...	1622.84	0.00	31.21	0.00	0.00	0.00	0.00	1380.29	177.07	211.35	0.00	155.96
Basement Floor...	3084.79	0.00	31.21	0.00	0.00	0.00	232.09	2787.22	0.00	34.27	0.00	0.00
Total	19576.00	34.27	430.17	6.72	103.81	324.50	232.09	4167.50	14208.40	14276.95	66.00	155.96

BALCONY CALCULATION				BALCONY CALCULATION			
FLOOR	SIZE	AREA	TOTAL AREA	FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR	1.69 X 3.51 X 5	29.55	53.04	SEVENTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13			1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74			1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62			1.68 X 3.35 X 1	5.62	
THIRD FLOOR	1.69 X 3.51 X 5	29.55	53.04	EIGHTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13			1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74			1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62			1.68 X 3.35 X 1	5.62	
FOURTH FLOOR	1.69 X 3.51 X 5	29.55	53.04	NINTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13			1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74			1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62			1.68 X 3.35 X 1	5.62	
FIFTH FLOOR	1.69 X 3.51 X 5	29.55	53.04	TENTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13			1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74			1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62			1.68 X 3.35 X 1	5.62	
SIXTH FLOOR	1.69 X 3.51 X 5	29.55	53.04	ELEVENTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13			1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74			1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62			1.68 X 3.35 X 1	5.62	

LEGEND	
▬ ▬ ▬	BOUNDRY LINE
— — —	SETBACK LINE
— · — · —	BASEMENT PROFILE
———	BUILDING LINE

Ad. Com./YLK/0783/13-14 (Re-Modified Plan Sanction)

This plan sanction is issued subject to the following conditions

1. Sanction is accorded for Residential Apartment Building at KHATHA NO-2334/117, SURVEY NO 117/2,117/3,117/4,117/5, RACHENAHALLI VILLAGE,K.R.PURAM HOBLI, WARD NO 06, YELAHANKA, BANGALORE
   a) Consist of BF+GF+11UF (Eleven 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 Floor area & Ground floor area is 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 Byelaw 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 byelaws 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 100 kg capacity installed at site for its re-use/ disposal.
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 the 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 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 highrise 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.
38. Payment of license fees for sanction of this plan is subject to result of W.P.No.4906/2008 & 2993/2008
39. If any Owner/Builder contravences the provision of these By-Laws and rules in force,the Authority shall be inform them same to the registered Architect/Supervisor in the first instances, Warn in the second instances and cancel the registration.If the same repeated for the third point.
40. There shall not materially & structurally deviated from the sanctioned plan without previous approval of authority,there shall explain to the owner about the risk involuted in contravention of the provision of the act rules,By-Laws, Zoning regulations, standing orders & policy orders of the corporation
41. The NOC from [illegible] State level Environment Impact Assesment Clearance(SEIAC)/Ministry of Environment and Forest (MOEF) should be taken before commencement of work(if applicable)
42. The demand for payment of park & open space feein interm stay as per the orders of Hon'ble High court vide W.P.NO 1015-1018/2015(LB-BMP) however this is subject to condition for remittance of such cost in future,based on the Final Supreme Court Orders
43. In case of any false information, misrepresentation of facts, or pending court cases,the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi 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 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 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.

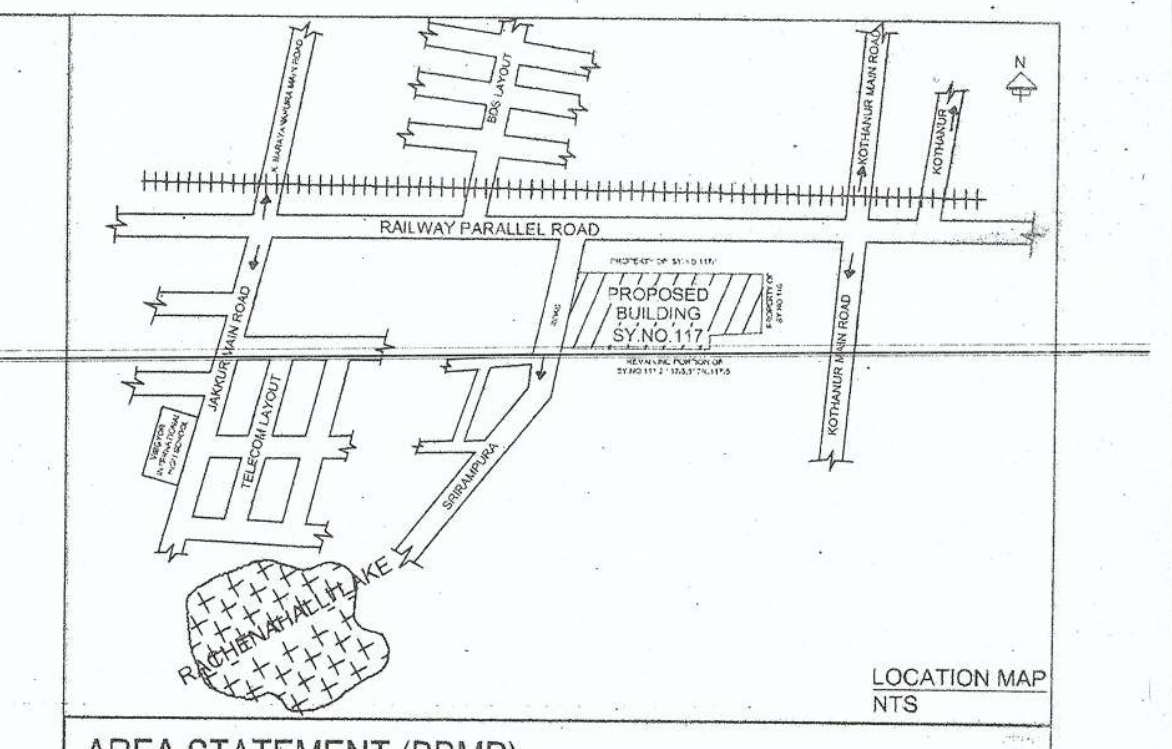
II. FEE DETAILS:

The Applicant has paid Rs.16,26,000/- vide reciept No. RE-ifms331-TP / 000002
Dated: 06-10-2015 for the following:-

1.	Licence Fees	: Rs.5,83,964.00
2.	Ground Rent	: Rs.2,87,893.00
3.	Betterment Charges a) For Building	: Rs.12,795.00
4.	Security Deposit	: Rs.6,39,762.00
5.	Plan copy & Compound wall charges	: Rs.86,000.00
6.	1% Labour Cess Service Charges	: Rs.14,789.00
	TOTAL	: Rs.16,25,203.00
	Rounding off Rs.797 TOTAL	Rs.16,26,000/-

The Applicant has produced DD No. 504651 DATED : 05/10/2015
Amount Rs. 14,64,100/-

7.	Labour Cess	Rs. 14,64,074.00
	Rounding off Rs.26 TOTAL	Rs. 14,64,100/-



LOCATION MAP
NTS

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	Ad. Com./YLK/0783/13-14		
Application Type:	General	Zone:	Yelahanka
Proposal Type:	Proposed Development	Ward:	Ward-6
Nature of Sanction:	Modify	Plot No Value:	117
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:			

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	4046.81
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	4046.81
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	4046.81
MAX. PERMISSIBLE COVERAGE AREA	(50%)	2023.40
Proposed Coverage Area	(40.1%)	1622.84
Achieved Net coverage area	(40.1%)	1622.84
BALANCE COVERAGE AREA LEFT	(9.9%)	400.57
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	9105.31
ADDITIONAL FAR		
ADDITIONAL TDR AREA		14568.50
Residential FAR		14208.40
Proposed FAR Area		14276.95
Substructure Area Add in FAR (Layout Lvl)		19.18
ACHIEVED NET FAR AREA	(3.53)	14296.12
BALANCE FAR AREA	(0.07)	272.38
ACHIEVED ADDITIONAL FAR		5190.81
PERMISSIBLE BUILT UP AREA		
ACHIEVED BUILT UP AREA		19595.18

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
	M/s.Sansidh Constructions Rep By its Partners #42, Indra Prastha Colony, Gottigere, Bannerghatta Road,Bangalore - 560 083 Sri. P.Srinivasa Reddy B.Nagaraj Sri B.Nagaraj (GPA Holder for)
Prabhakar .R Prabhakar .R BCC/BL-3.6/E-3665/12-13	Sri. Nagaraj Boydi and Others (Katha Holder) #42, Indra Prastha Colony, Gottigere, Bannerghatta Road, Bangalore - 560 083

OWNER'S NAME:
M/s.Sansidh Constructions,Rep By its Partners
Sri. P.Srinivasa Reddy,Sri B.Nagaraj

PROJECT DESCRIPTION::
MODIFIED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO-2334/117,SURVEY NO 117/2,117/3,117/4,117/5, RACHENAHALLI VILLAGE,K.R.PURAM HOBLI, WARD NO 06, YELAHANKA, BANGALORE

ARCHITECT:
Prabhakar .R
BCC/BL-3.6/E-3665/12-13

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (SAN)	Residential	MultiDwelling Units	Highrise

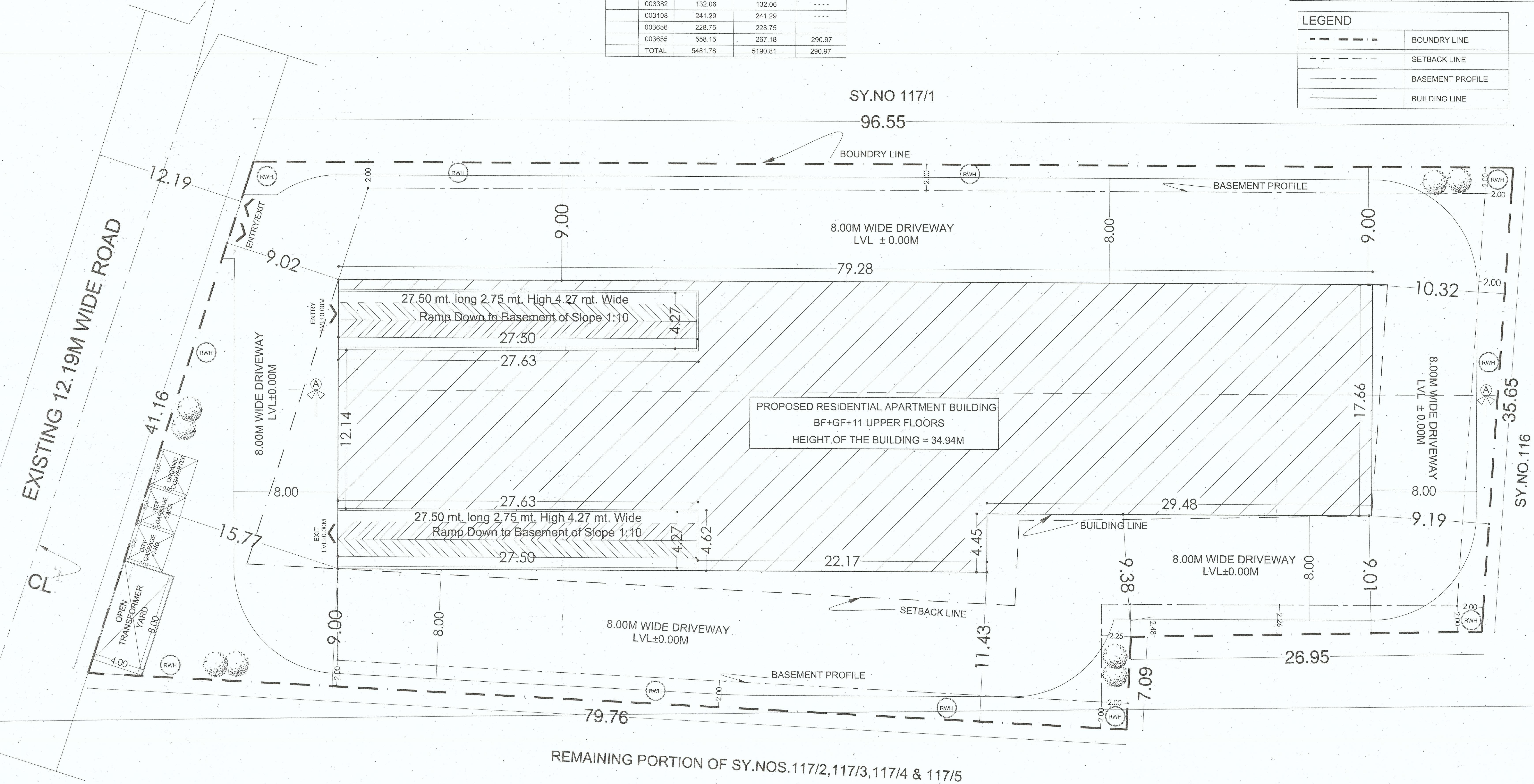
Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	66	907.50	79	1086.25
Visitor's Car Parking	7	96.25	0	0.00
Total Car	73	1003.75	79	1086.25
TwoWheeler	7	96.25	0	0.00
Total Area	-	1100.00	-	4167.50

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 (SAN)	14208.40	14276.95	19576.00	66.00	155.96
Total	14208.40	14276.95	19576.00	66.00	155.96

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Referance No & Date.	Conditions imposed
1	Fire Force Department	GBC(1)152/2014 dated 29-01-2015	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	Airport Authority of india	AAI/BIA/ATM/NOC/JAKK/SOUTH/B/051014/38291/1096-1101 Dated : 18-07-2014	
3	KSPCB	PCB/77/CNP/14/1383 Dated : 23-06-2014	
4	BWSSB	BWSSB/EIC/CE(M)/ACE(M)-III/DCE(M)-ITA(M)-III/5051/2014-15 Dated : 14.08.2014	
5	BESCOM	EEE/SND/AEE(O)/AE-T/NOC/1335-36 Dated : 27-05-2014	
6	BSNL	Acknowledgement Copy Seeking NOC Enlosed	



SITE PLAN

SCALE 1:100

ಟಿಪ್ಪಣಿ : ಈ ಹಿಂದಿನ ಸಮಸಂಖ್ಯೆ ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ Add. Com/YLK/0783/2013-14
ದಿನಾಂಕ : 31/01/2015 ರಂತೆ ಅನುಮೋದಿಸಲಾಗಿರುವ ನಕ್ಷೆಯು ಅನೂರ್ಜಿತಗೊಂಡಿರುತ್ತದೆ.

ನಕಲು ಪ್ರತಿ   ಪರಿಷ್ಕೃತ ನಕ್ಷೆ:

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ 03/10/2015
ಮೇರೆಗೆ ಜಂ.ನಿ.ನ.ಯೋ.(ಉ)/(ಪ) ಎಲ್.ಪಿ. ಸಂಖ್ಯೆ Add.Com/YLK/0783/2013-14
ದಿನಾಂಕ: 21/12/2015 ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ವಯ ವಿಧಿಸಲಾಗಿರುವ
ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 21/12/2015
ರಿಂದ 20/12/2017 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

21/12/15
ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಉತ್ತರ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
21/12/15 21/12/15 21/12/15

N

TITLE : SITE PLAN

SCALE-1:100

OWNER

M/s.Sansidh Constructions
Rep By its Partners
#42, Indra Prastha Colony, Gottigere,
Bannerghatta Road, Bangalore - 560 083

Sri. Nagaraj Boydi and Others
(Katha Holder)
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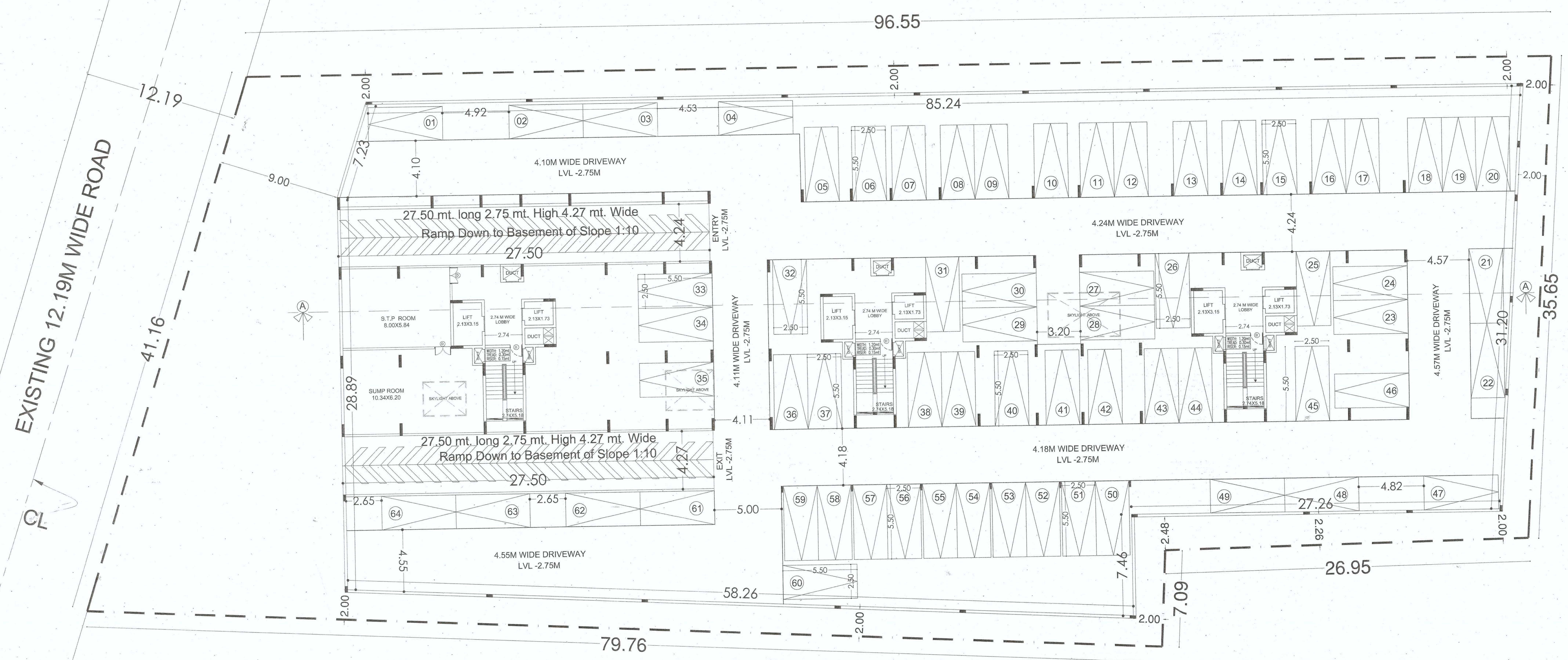
Ninth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Eighth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Seventh Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Sixth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Fifth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Fourth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Third Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Second Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
First Floor...	1378.13	0.00	31.21	0.00	103.81	29.50	0.00	0.00	1213.62	1213.62	6.00	0.00
Ground Floor...	1622.84	0.00	31.21	0.00	0.00	0.00	0.00	1380.29	177.07	211.35	0.00	155.96
Basement Floor...	3084.79	0.00	31.21	0.00	0.00	0.00	232.09	2787.22	0.00	34.27	0.00	0.00
Total	19576.00	34.27	430.17	6.72	103.81	324.50	232.09	4167.50	14208.40	14276.95	66.00	155.96

BALCONY CALCULATION

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA	FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR	1.69 X 3.51 X 5	29.55	53.04	SEVENTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13			1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74			1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62			1.68 X 3.35 X 1	5.62	
THIRD FLOOR	1.69 X 3.51 X 5	29.55	53.04	EIGHTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13			1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74			1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62			1.68 X 3.35 X 1	5.62	
FOURTH FLOOR	1.69 X 3.51 X 5	29.55	53.04	NINTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13			1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74			1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62			1.68 X 3.35 X 1	5.62	
FIFTH FLOOR	1.69 X 3.51 X 5	29.55	53.04	TENTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13			1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74			1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62			1.68 X 3.35 X 1	5.62	
SIXTH FLOOR	1.69 X 3.51 X 5	29.55	53.04	ELEVENTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13			1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74			1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62			1.68 X 3.35 X 1	5.62	

LEGEND	
— — — —	BOUNDRY LINE



BASEMENT FLOOR PLAN

NO OF CARS=64 NOS.

LVL -2.75M

Ad. Com./YLK/0783/13-14 (Re-Modified Plan Sanction)

This plan sanction is issued subject to the following conditions

1. Sanction is accorded for Residential Apartment Building at KHATHA NO-2334/117, SURVEY NO 117/2,117/3,117/4,117/5, RACHENAHALLI VILLAGE,K.R.PURAM HOBLI, WARD NO 06, YELAHANKA, BANGALORE
   a) Consist of BF+GF+11UF (Eleven 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 Floor area & Ground floor area is 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 Byelaw 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 Indjan 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 byelaws 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 100 kg capacity installed at site for its re-use/ disposal.
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 the 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 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 highrise 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.
38. Payment of license fees for sanction of this plan is subject to result of W.P.No.4906/2008 & 2993/2008
39. If any Owner/Builder contravences the provision of these By-Laws and rules in force, the Authority shall be inform them same to the registered Architect/Supervisor in the first instances, Warn in the second instances and cancel the registration. If the same repeated for the third point.
40. There shall not materially & structurally deviated from the sanctioned plan without previous approval of authority, there shall explain to the owner about the risk involuted in contravention of the provision of the act rules, By-Laws, Zoning regulations, standing orders & policy orders of the corporation
41. The NOC from BSNL, State level Environment Impact Assesment Clearance(SEIAC)/Ministry of Environment and Forest (MOEF) should be taken before commencement of work(if applicable)
42. The demand for payment of park & open space feein interm stay as per the orders of Hon'ble High court vide W.P.NO 1015-1018/2015(LB-BMP) however this is subject to condition for remittance of such cost in future, based on the Final Supreme Court Orders
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi 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 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 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.

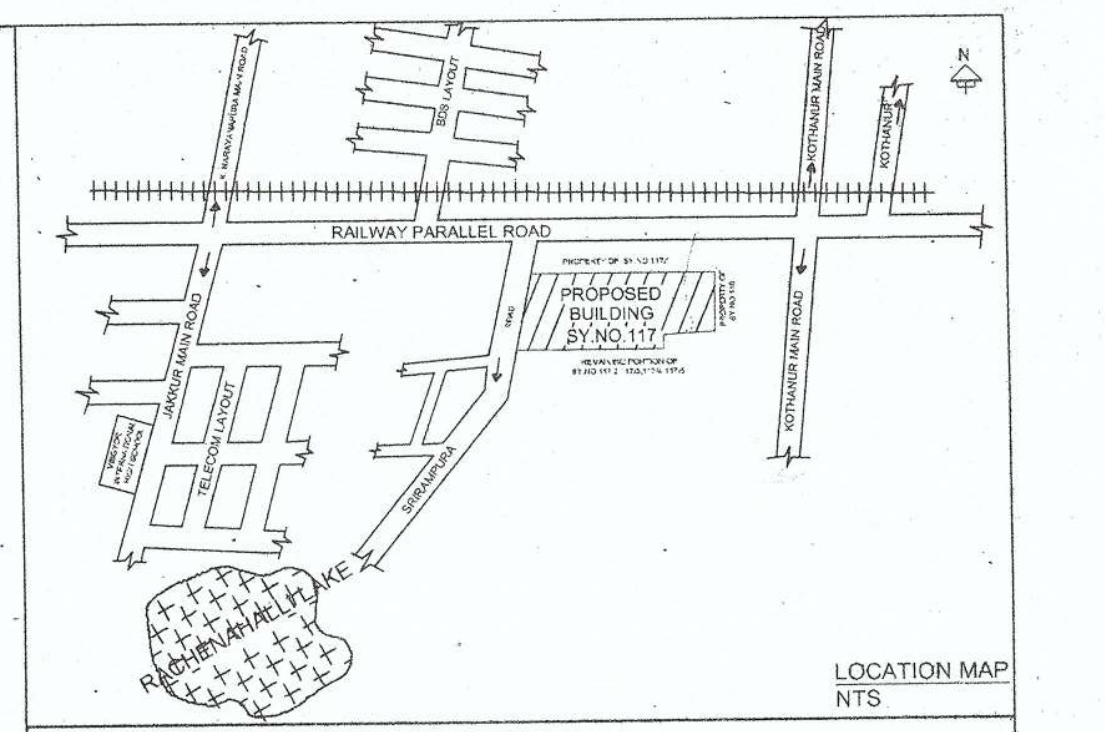
II. FEE DETAILS:

The Applicant has paid Rs.16,26,000/- vide reciept No. RE-ifms331-TP / 000002 Dated: 06-10-2015 for the following:-

1. Licence Fees		: Rs.5,83,964.00
2. Ground Rent		: Rs.2,87,893.00
3. Betterment Charges		
a) For Building		: Rs.12,795.00
4. Security Deposit		: Rs.6,39,762.00
5. Plan copy & Compound wall charges		: Rs.86,000.00
6. 1% Labour Cess Service Charges		: Rs.14,789.00
	TOTAL	: Rs.16,25,203.00
Rounding off Rs.797	TOTAL	Rs.16,26,000/-

The Applicant has produced DD No. 504651 DATED : 05/10/2015 Amount Rs. 14,64,100/-

7. Labour Cess		Rs. 14,64,074.00
Rounding off Rs.26	TOTAL	Rs. 14,64,100/-



LOCATION MAP
NTS

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	Ad. Com./YLK/0783/13-14		
Application Type:	General	Zone:	Yelahanka
Proposal Type:	Proposed Development	Ward:	Ward-6
Nature of Sanction:	Modify	Plot No Value:	117
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	4046.81
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	4046.81
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	4046.81
MAX. PERMISSIBLE COVERAGE AREA	(50%)	2023.40
Proposed Coverage Area	(40.1%)	1622.84
Achieved Net coverage area	(40.1%)	1622.84
BALANCE COVERAGE AREA LEFT	(9.9%)	400.57
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	9105.31
ADDITIONAL FAR	-	-
ADDITIONAL TDR AREA	-	14568.50
Residential FAR		14208.40
Proposed FAR Area		14276.95
Substructure Area Add in FAR (Layout Lvl)		19.18
ACHIEVED NET FAR AREA	(3.53)	14296.12
BALANCE FAR AREA	(0.07)	272.38
ACHIEVED ADDITIONAL FAR		5190.81
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		19595.18

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
Prabhaka. R Prabhakar .R BCC/BL-3.6/E-3665/12-13	M/s.Sansidh Constructions Rep By its Partners #42, Indra Prastha Colony, Gottigere, Bannerghatta Road, Bangalore - 560 083 Sri. P.Srinivasa Reddy B.Nagaraj Sri B.Nagaraj (GPA Holder for) Sri. Nagaraj Boydi and Others (Katha Holder) #42, Indra Prastha Colony, Gottigere, Bannerghatta Road, Bangalore - 560 083

OWNER'S NAME:

M/s.Sansidh Constructions,Rep By its Partners
Sri. P.Srinivasa Reddy,Sri B.Nagaraj

PROJECT DESCRIPTION::

MODIFIED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO-2334/117,SURVEY NO 117/2,117/3,117/4,117/5, RACHENAHALLI VILLAGE,K.R.PURAM HOBLI, WARD NO 06, YELAHANKA, BANGALORE

ARCHITECT:

Prabhakar .R
BCC/BL-3.6/E-3665/12-13

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (SAN)	Residential	MultiDwelling Units	Highrise

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	66	907.50	79	1086.25
Visitor's Car Parking	7	96.25	0	0.00
Total Car	73	1003.75	79	1086.25
TwoWheeler	7	96.25	0	0.00
Total Area	-	1100.00	-	4167.50

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 (SAN)	14208.40	14276.95	19576.00	66.00	155.96
Total	14208.40	14276.95	19576.00	66.00	155.96

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Referance No & Date.	Conditions imposed
1	Fire Force Department	GBC(1)152/2014 dated 29-01-2015	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	Airport Authority of india	AAI/BIA/ATM/NOC/JAKK/SOUTH /B/051014/38291/1096-1101 Dated : 18-07-2014	
3	KSPCB	PCB/77/CNP/14/1383 Dated : 23-06-2014	
4	BWSSB	BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/TA(M)-III/5051/2014-15 Dated : 14.08.2014	
5	BESCOM	EEE/SND/AEE(O)/AE-T/ NOC/1335-36 Dated : 27-05-2014	
6	BSNL	Acknowledgement Copy Seeking NOC Enlosed	

ಟಿಪ್ಪಣಿ : ಈ ಹಿಂದಿನ ಸಮಸಂಖ್ಯೆ ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ Addl. Com/YLK/0783/2013-14
ದಿನಾಂಕ : 21/01/2015 ರಂತೆ ಅನುಮೋದಿಸಲಾಗಿರುವ ನಕ್ಷೆಯು ಅನೂರ್ಜಿತಗೊಂಡಿರುತ್ತದೆ.

ನಕಲು ಪ್ರತಿ ಪರಿಷ್ಕೃತ ನಕ್ಷೆ:

ಸದರಿ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ 08/10/2015
ಮೇರೆಗೆ ಜಂ.ನಿ.ನ.ಯೋ.(ಉ)/(ದ) ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ Addl. Com/YLK/0783/2013-14
ದಿನಾಂಕ: 21/12/2015 ರಲ್ಲಿನ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನುಯ ವಿಧಿಸಲಾಗಿರುವ
ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ 21/12/2015
ರಿಂದ 20/12/2017 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

21/12/15
ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಉತ್ತರ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
21/12/15 21/12/15 21/12/15

N

TITLE :

BASEMENT
FLOOR PLAN

SCALE-1:100

Sheet - 02 of 05

OWNER
M/s.Sansidh Constructions Rep By its Partners #42, Indra Prastha Colony, Gottigere, Bannerghatta Road, Bangalore - 560 083
Sri. Nagaraj Boydi and Others (Katha Holder) #42, Indra Prastha Colony, Gottigere, Bannerghatta Road, Bangalore - 560 083

ZONE (RING)	D.R.C NO	TOTAL AREA (SMT)	UTILIZED D.R.C AREA (SMT)	REMAINING D.R.C AREA (SMT)
III	003654	100.65	100.65	----
	003657	1182.84	1182.84	----
	003658	44.64	44.64	----
	003659	349.98	349.98	----
	003660	151.80	151.80	----
	003661	138.00	138.00	----
	003652	618.18	618.18	----
	003383	132.06	132.06	----
	003326	672.36	672.36	----
	002553	931.02	931.02	----
	003382	132.06	132.06	----
	003108	241.29	241.29	----
	003656	228.75	228.75	----
	003655	558.15	267.18	290.97
	TOTAL	5481.78	5190.81	290.97

FLOORWISE FAR STATEMENT: A (SAN)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	OTS Deduction	Void Deduction	Ramp Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	65.48	34.27	24.49	6.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eleventh Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Tenth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Ninth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Eighth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Seventh Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Sixth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Fifth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Fourth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Third Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Second Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
First Floor...	1378.13	0.00	31.21	0.00	103.81	29.50	0.00	0.00	1213.62	1213.62	6.00	0.00
Ground Floor...	1622.84	0.00	31.21	0.00	0.00	0.00	0.00	1380.29	177.07	211.35	0.00	155.96
Basement Floor...	3084.79	0.00	31.21	0.00	0.00	0.00	232.09	2787.22	0.00	34.27	0.00	0.00
Total	19576.00	34.27	430.17	6.72	103.81	324.50	232.09	4167.50	14208.40	14276.95	66.00	155.96

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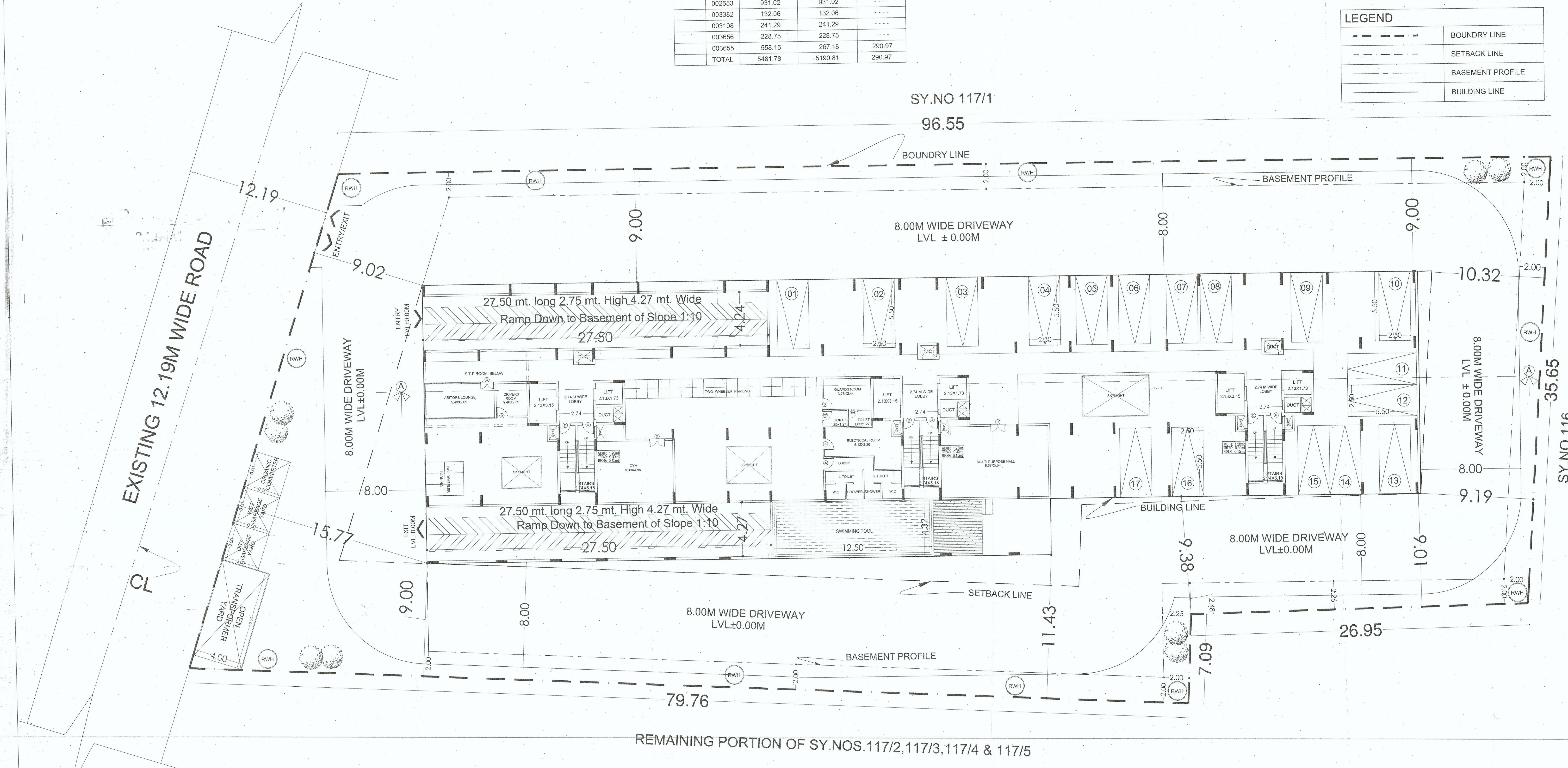
	1.68 X 3.51 X 2	11.74			1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62			1.68 X 3.35 X 1	5.62	
FIFTH FLOOR	1.69 X 3.51 X 5	29.55	53.04	TENTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13			1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74			1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62			1.68 X 3.35 X 1	5.62	
SIXTH FLOOR	1.69 X 3.51 X 5	29.55	53.04	ELEVENTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13			1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74			1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62			1.68 X 3.35 X 1	5.62	

LEGEND

— — · — — ·	BOUNDRY LINE
— — · — — · —	SETBACK LINE
————	BASEMENT PROFILE
————	BUILDING LINE



GROUND FLOOR PLAN

NO OF CARS=17 NOS.

LVL ± 0.00M

This plan sanction is issued subject to the following conditions

1. Sanction is accorded for Residential Apartment Building at KHATHA NO-2334/117, SURVEY NO 117/2,117/3,117/4,117/5, RACHENAHALLI VILLAGE,K.R.PURAM HOBLI, WARD NO 06, YELAHANKA, BANGALORE
   a) Consist of BF+GF+11UF (Eleven 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 Floor area & Ground floor area is 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 Byelaw 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 byelaws 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 100 kg capacity installed at site for its re-use/ disposal.
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 the 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 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 highrise 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.
38. Payment of license fees for sanction of this plan is subject to result of W.P.No.4906/2008 & 2993/2008
39. If any Owner/Builder contravences the provision of these By-Laws and rules in force,the Authority shall be inform them same to the registered Architect/Supervisor in the first instances, Warn in the second instances and cancel the registration.If the same repeated for the third point.
40. There shall not materially & structurally deviated from the sanctioned plan without previous approval of authority,there shall explain to the owner about the risk involuted in contravention of the provision of the act rules,By-Laws, Zoning regulations, standing orders & policy orders of the corporation
41. The NOC from BSNL, State level Environment Impact Assesment Clearance(SEIAC)/Ministry of Environment and Forest (MOEF) should be taken before commencement of work(if applicable)
42. The demand for payment of park & open space feein interm stay as per the orders of Hon'ble High court vide W.P.NO 1015-1018/2015(LB-BMP) however this is subject to condition for remittance of such cost in future,based on the Final Supreme Court Orders
43. In case of any false information, misrepresentation of facts, or pending court cases,the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi 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 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 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.

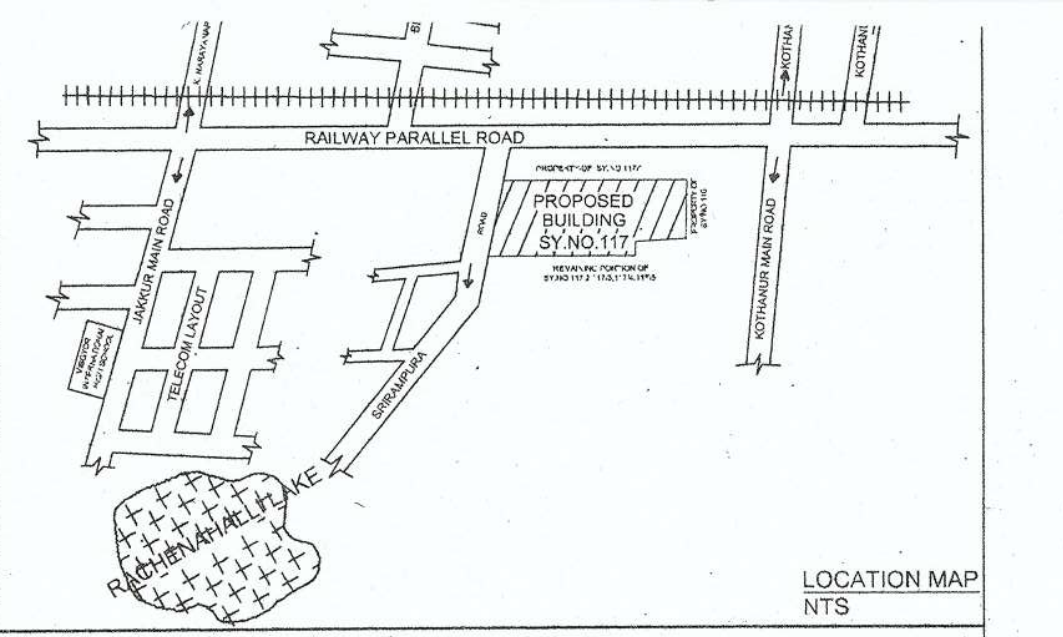
II. FEE DETAILS:

The Applicant has paid Rs.16,26,000/- vide reciept No. RE-ifms331-TP / 000002 Dated: 06-10-2015 for the following:-

1. Licence Fees	: Rs.5,83,964.00
2. Ground Rent	: Rs.2,87,893.00
3. Betterment Charges	
a) For Building	: Rs.12,795.00
4. Security Deposit	: Rs.6,39,762.00
5. Plan copy & Compound wall charges	: Rs.86,000.00
6. 1% Labour Cess Service Charges	: Rs.14,789.00
TOTAL	: Rs.16,25,203.00
Rounding off Rs.797 TOTAL	Rs.16,26,000/-

The Applicant has produced DD No. 504651 DATED : 05/10/2015
Amount Rs. 14,64,100/-

7. Labour Cess	Rs. 14,64,074.00
Rounding off Rs.26 TOTAL	Rs. 14,64,100/-



LOCATION MAP
NTS

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	Ad. Com./YLK/0783/13-14		
Application Type:	General	Zone:	Yelahanka
Proposal Type:	Proposed Development	Ward:	Ward-6
Nature of Sanction:	Modify	Plot No Value:	117
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	4046.81
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	4046.81
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	4046.81
MAX. PERMISSIBLE COVERAGE AREA	(50%)	2023.40
Proposed Coverage Area	(40.1%)	1622.84
Achieved Net coverage area	(40.1%)	1622.84
BALANCE COVERAGE AREA LEFT	(9.9%)	400.57
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	9105.31
ADDITIONAL FAR	-	-
ADDITIONAL TDR AREA	-	14568.50
Residential FAR		14208.40
Proposed FAR Area		14276.95
Substructure Area Add in FAR (Layout Lvl)		19.18
ACHIEVED NET FAR AREA	(3.53)	14296.12
BALANCE FAR AREA	(0.07)	272.38
ACHIEVED ADDITIONAL FAR		5190.81
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		19595.18

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
Prabhakar - R Prabhakar .R BCC/BL-3.6/E-3665/12-13	M/s.Sansidh Constructions Rep By its Partners #42, Indra Prastha Colony, Gottigere, Bannerghatta Road, Bangalore - 560 083 Sri.P.Srinivasa Reddy B.Nagaraj Sri B.Nagaraj (GPA Holder for) Sri. Nagaraj Boydi and Others (Katha Holder) #42, Indra Prastha Colony, Gottigere, Bannerghatta Road, Bangalore - 560 083

OWNER'S NAME:

M/s.Sansidh Constructions,Rep.By its Partners
Sri. P.Srinivasa Reddy,Sri B.Nagaraj

PROJECT DESCRIPTION::

MODIFIED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO-2334/117,SURVEY NO 117/2,117/3,117/4,117/5, RACHENAHALLI VILLAGE,K.R.PURAM HOBLI, WARD NO 06, YELAHANKA, BANGALORE

ARCHITECT:

Prabhakar .R
BCC/BL-3.6/E-3665/12-13

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (SAN)	Residential	MultiDwelling Units	Highrise

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	66	907.50	79	1086.25
Visitor's Car Parking	7	96.25	0	0.00
Total Car	73	1003.75	79	1086.25
TwoWheeler	7	96.25	0	0.00
Total Area	-	1100.00	-	4167.50

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 (SAN)	14208.40	14276.95	19576.00	66.00	155.96
Total	14208.40	14276.95	19576.00	66.00	155.96

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Referance No & Date.	Conditions imposed
1	Fire Force Department	GBC(1)152/2014 dated 29-01-2015	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	Airport Authority of India	AAI/BIA/ATM/NOC/JAKK/SOUTH /B/051014/38291/1096-1101 Dated : 18-07-2014	
3	KSPCB	PCB/77/CNP/14/1383 Dated : 23-06-2014	
4	BWSSB	BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/TA(M)-III/5051/2014-15 Dated : 14.08.2014	
5	BESCOM	EEE/SND/AEE(O)/AE-T/ NOC/1335-36 Dated : 27-05-2014	
6	BSNL	Acknowledgement Copy Seeking NOC Enlosed	

ಟಿಪ್ಪಣಿ : ಈ ಹಿಂದಿನ ಸಮಸಂಖ್ಯೆ ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ Addl. Com/YLK/0783/2013-14
ದಿನಾಂಕ : 31/01/2015 ರಂತೆ ಅನುಮೋದಿಸಲಾಗಿರುವ ನಕ್ಷೆಯು ಅನೂರ್ಜಿತಗೊಂಡಿರುತ್ತದೆ.

ನಕಲು ಪ್ರತಿ ಪರಿಷ್ಕೃತ ನಕ್ಷೆ :

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ 08/10/2015
ಮೇರೆಗೆ ಜಂ.ನಿ.ನ.ಯೋ.(ಉ)/(ಪ) ಎಲ್.ಪಿ. ಸಂಖ್ಯೆ Addl. Com/YLK/0783/2013-14
ದಿನಾಂಕ 21/12/2015 ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ವಯ ವಿಧಿಸಲಾಗಿರುವ
ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ 21/12/2015
ರಿಂದ 20/12/2017 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

21/12/15
ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಉತ್ತರ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
21/12/15 21/12/15 21/12/15

N

TITLE : GROUND FLOOR PLAN

SCALE-1:100

Sheet - 03 of 05

OWNER

M/s.Sansidh Constructions
Rep By its Partners
#42, Indra Prastha Colony, Gottigere,
Bannerghatta Road, Bangalore - 560 083

Sri. Nagaraj Boydi and Others
(Katha Holder)
#42, Indra Prastha Colony, Gottigere,
Bannerghatta Road, Bangalore - 560 083

FLOORWISE FAR STATEMENT: A (SAN)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	OTS Deduction	Void Deduction	Ramp Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	65.48	34.27	24.49	6.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eleventh Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Tenth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Ninth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Eighth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Seventh Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Sixth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Fifth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Fourth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Third Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Second Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
First Floor...	1378.13	0.00	31.21	0.00	103.81	29.50	0.00	0.00	1213.62	1213.62	6.00	0.00
Ground Floor...	1622.84	0.00	31.21	0.00	0.00	0.00	0.00	1380.29	177.07	211.35	0.00	155.96
Basement Floor...	3084.79	0.00	31.21	0.00	0.00	0.00	232.09	2787.22	0.00	34.27	0.00	0.00
Total	19576.00	34.27	430.17	6.72	103.81	324.50	232.09	4167.50	14208.40	14276.95	66.00	155.96

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	
THIRD FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	
FOURTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	
FIFTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	
SIXTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
SEVENTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	
EIGHTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	
NINTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	
TENTH FLOOR	1.69 X 3.51 X 5	29.55	53.04.
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	
ELEVENTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	

Ad. Com./YLK/0783/13-14 (Re-Modified Plan Sanction)

This plan sanction is issued subject to the following conditions

1. Sanction is accorded for Residential Apartment Building at KHATHA NO-2334/117, SURVEY NO 117/2,117/3,117/4,117/5, RACHENAHALLI VILLAGE,K.R.PURAM HOBLI, WARD NO 06, YELAHANKA, BANGALORE
   a) Consist of BF+GF+11UF (Eleven 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 Floor area & Ground floor area is 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 Byelaw 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 laws31) of Building byelaws 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 100 kg capacity installed at site for its re-use/ disposal.
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 the 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 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 highrise 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.
38. Payment of license fees for sanction of this plan is subject to result of W.P.No.4906/2008 & 2993/2008
39. If any Owner/Builder contravenes the provision of these By-Laws and rules in force,the Authority shall be inform them same to the registered Architect/Supervisor in the first instances, Warn in the second instances and cancel the registration.If the same repeated for the third point.
40. There shall not materially & structurally deviated from the sanctioned plan without previous approval of authority,there shall explain to the owner about the risk involved in contravention of the provision of the act rules,By-Laws, Zoning regulations, standing orders & policy orders of the corporation
41. The NOC from BSNL, State level Environment Impact Assesment Clearance(SEIAC)/Ministry of Environment and Forest (MOEF) should be taken before commencement of work(if applicable)
42. The demand for payment of park & open space feein interm stay as per the orders of Hon'ble High court vide W.P.NO 1015-1018/2015(LB-BMP) however this is subject to condition for remittance of such cost in future,based on the Final Supreme Court Orders
43. In case of any false information, misrepresentation of facts, or pending court cases,the plan sanction is deemed cancelled.

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

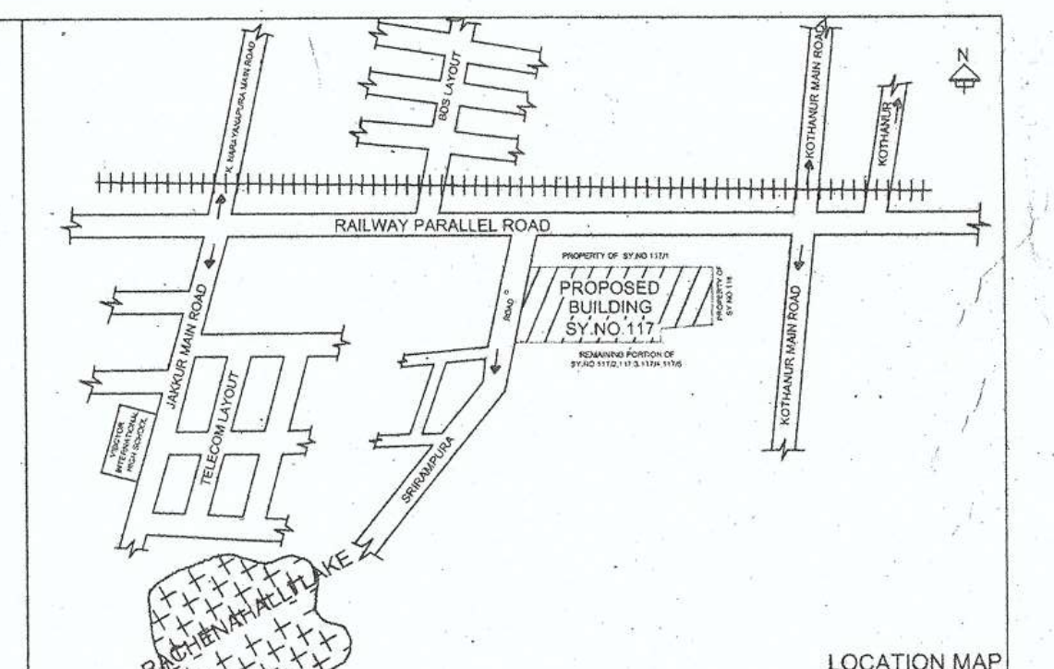
1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and other Construction Workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration 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 workplace who is not registered with the "Kamataka 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. FEE DETAILS:

The Applicant has paid Rs.16,26,000/- vide reciept No. RE-ifms331-TP / 000002
Dated: 06-10-2015 for the following:-

1. Licence Fees			: Rs.5,83,964.00
2. Ground Rent			: Rs.2,87,893.00
3. Betterment Charges a) For Building			: Rs.12,795.00
4. Security Deposit			: Rs.6,39,762.00
5. Plan copy & Compound wall charges			: Rs.86,000.00
6. 1% Labour Cess Service Charges			: Rs.14,789.00
		TOTAL	: Rs.16,25,203.00
	Rounding off Rs.797	TOTAL	Rs.16,26,000/-
The Applicant has produced DD No. 504651 Amount Rs. 14,64,100/-		DATED : 05/10/2015	
7. Labour Cess			Rs. 14,64,074.00
	Rounding off Rs.26	TOTAL	Rs. 14,64,100/-



LOCATION MAP
NTS

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	Ad. Com./YLK/0783/13-14		
Application Type:	General	Zone:	Yelahanka
Proposal Type:	Proposed Development	Ward:	Ward-6
Nature of Sanction:	Modify	Plot No Value:	117
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:			

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	4046.81
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	4046.81
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	4046.81
MAX. PERMISSIBLE COVERAGE AREA	(50%)	2023.40
Proposed Coverage Area	(40.1%)	1622.84
Achieved Net coverage area	(40.1%)	1622.84
BALANCE COVERAGE AREA LEFT	(9.9%)	400.57
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	9105.31
ADDITIONAL FAR		-
ADDITIONAL TDR AREA		14568.50
Residential FAR		14208.40
Proposed FAR Area		14276.95
Substructure Area Add in FAR (Layout Lvl)		19.18
ACHIEVED NET FAR AREA	(3.53)	14296.12
BALANCE FAR AREA	(0.07)	272.38
ACHIEVED ADDITIONAL FAR		5190.81
PERMISSIBLE BUILT UP AREA		
ACHIEVED BUILT UP AREA		19595.18

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
Prabhakar R Prabhakar .R BCC/BL-3.6/E-3665/12-13	M/s.Sansidh Constructions Rep By its Partners #42, Indra Prastha Colony, Gottigere, Bannerghatta Road, Bangalore - 560 083 Sri. P. Srinivasa Reddy Sri B.Nagaraj (GPA Holder for) Sri. Nagaraj Boydi and Others (Katha Holder) #42, Indra Prastha Colony, Gottigere, Bannerghatta Road, Bangalore - 560 083

OWNER'S NAME:
M/s.Sansidh Constructions,Rep By its Partners
Sri. P.Srinivasa Reddy,Sri B.Nagaraj

PROJECT DESCRIPTION::
MODIFIED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO-2334/117,SURVEY NO 117/2,117/3,117/4,117/5, RACHENAHALLI VILLAGE,K.R.PURAM HOBLI, WARD NO 06, YELAHANKA, BANGALORE

ARCHITECT:
Prabhakar .R
BCC/BL-3.6/E-3665/12-13

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (SAN)	Residential	MultiDwelling Units	Highrise

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	66	907.50	79	1086.25
Visitor's Car Parking	7	96.25	0	0.00
Total Car	73	1003.75	79	1086.25
TwoWheeler	7	96.25	0	0.00
Total Area	-	1100.00	-	4167.50

TOTAL FAR BUILT UP AREA STATEMENT:

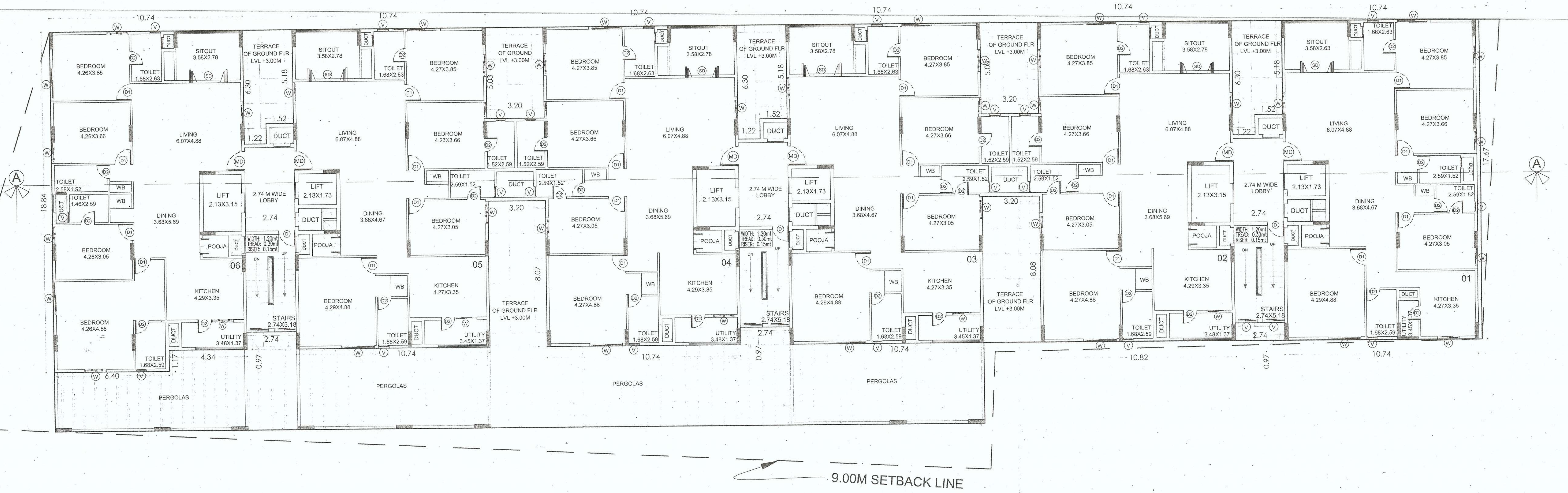
Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (SAN)	14208.40	14276.95	19576.00	66.00	155.96
Total	14208.40	14276.95	19576.00	66.00	155.96

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Referance No & Date.	Conditions imposed
1	Fire Force Department	GBC(1)152/2014 dated 29-01-2015.	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	Airport Authority of india	AAI/BIA/ATM/NOC/JAKK/SOUTH /B/051014/38291/1096-1101 Dated : 18-07-2014	
3	KSPCB	PCB/77/CNP/14/1383 Dated : 23-06-2014	
4	BWSSB	BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/TA(M)-III/5051/2014-15 Dated : 14.08.2014	
5	BESCOM	EEE/SND/AEE(O)/AE-T/ NOC/1335-36 Dated : 27-05-2014	
6	BSNL	Acknowledgement Copy Seeking NOC Enlosed	

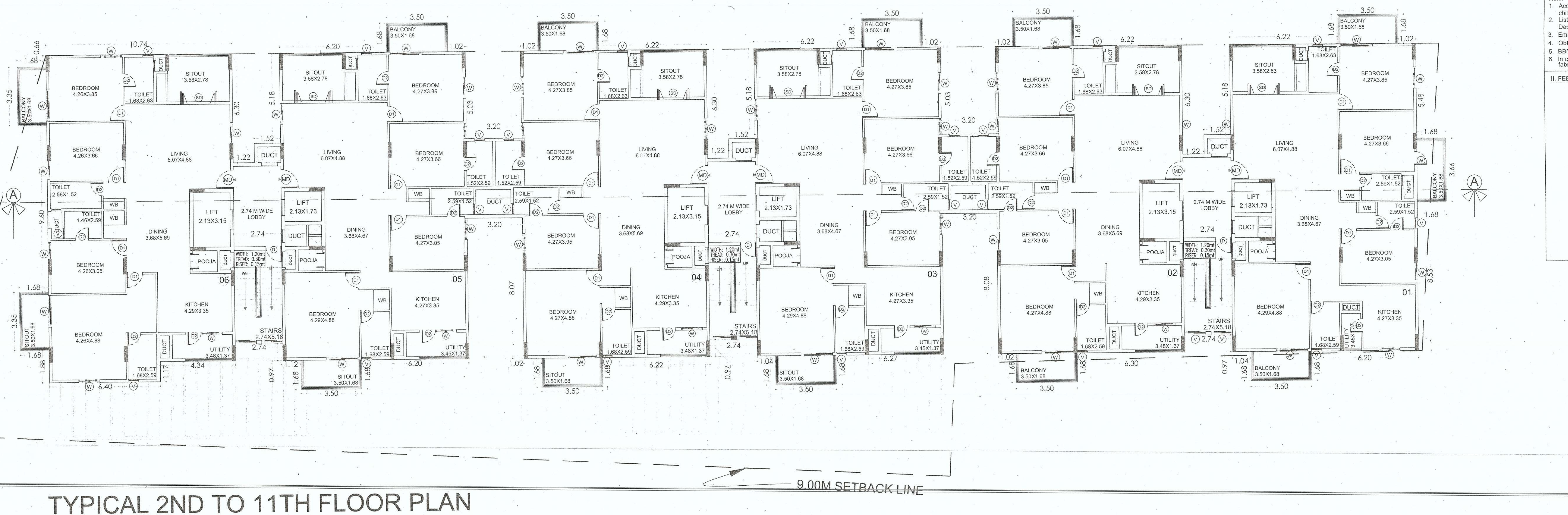
ಟಿಪ್ಪಣಿ : ಈ ಹಿಂದಿನ ಸಮಸಂಖ್ಯೆ ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ Addl. Com/YLK/0783/2013-14
ದಿನಾಂಕ : 31/01/2015 ರಂತೆ ಅನುಮೋದಿಸಲಾಗಿರುವ ನಕ್ಷೆಯು ಅನೂರ್ಜಿತಗೊಂಡಿರುತ್ತದೆ.

ನಕಲು ಪ್ರತಿ ಪರಿಷ್ಕೃತ ನಕ್ಷೆ:
ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ 08/10/2015
ಮೇರೆಗೆ ಜಂ.ನಿ.ನ.ಯೋ.(ಉ)/(ಪ) ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ Addl Com/YLK/0783/2013-14
ದಿನಾಂಕ: 21/12/2015 ರ ಬದ್ಧತ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ವಯ ವಿಧಿಸಲಾಗಿರುವ
ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 21/12/2015
ರಿಂದ: 20/12/2017 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)
21/12/15
ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಉತ್ತರ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
21/12/15 21/12/15 21/12/15



FIRST FLOOR PLAN

NO OF UNITS=06 NOS
LVL +3.00M



TYPICAL 2ND TO 11TH FLOOR PLAN

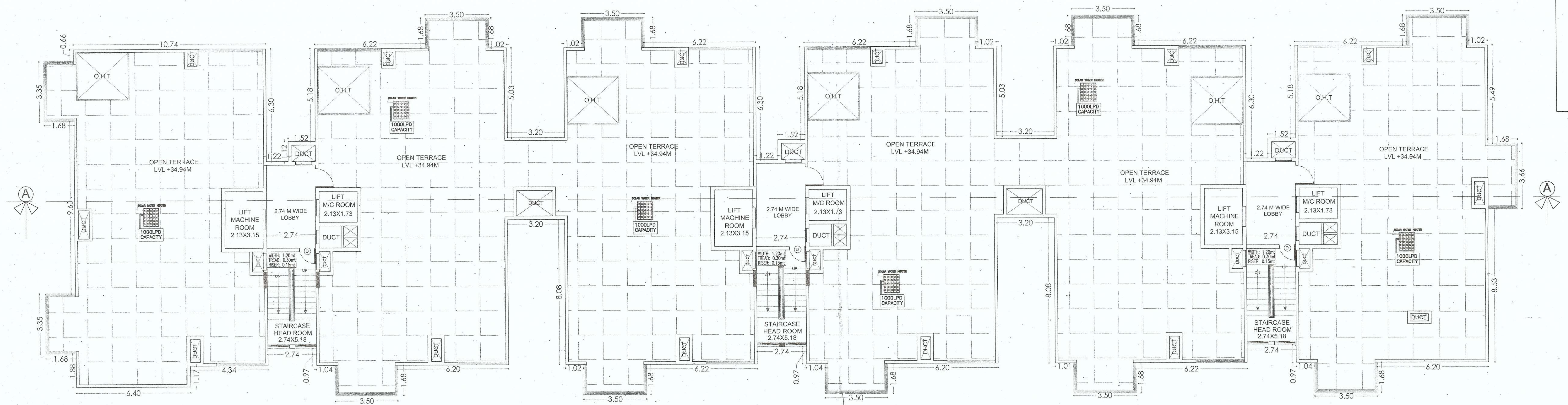
NO OF UNITS = 06X10 FLOORS = 60NOS
LVL + 5.94M TO LVL + 32.04M

N

TITLE: FIRST FLOOR PLAN & TYPICAL 2ND TO 11TH FLOOR PLAN.

SCALE-1:100

Sheet - 04 of 05



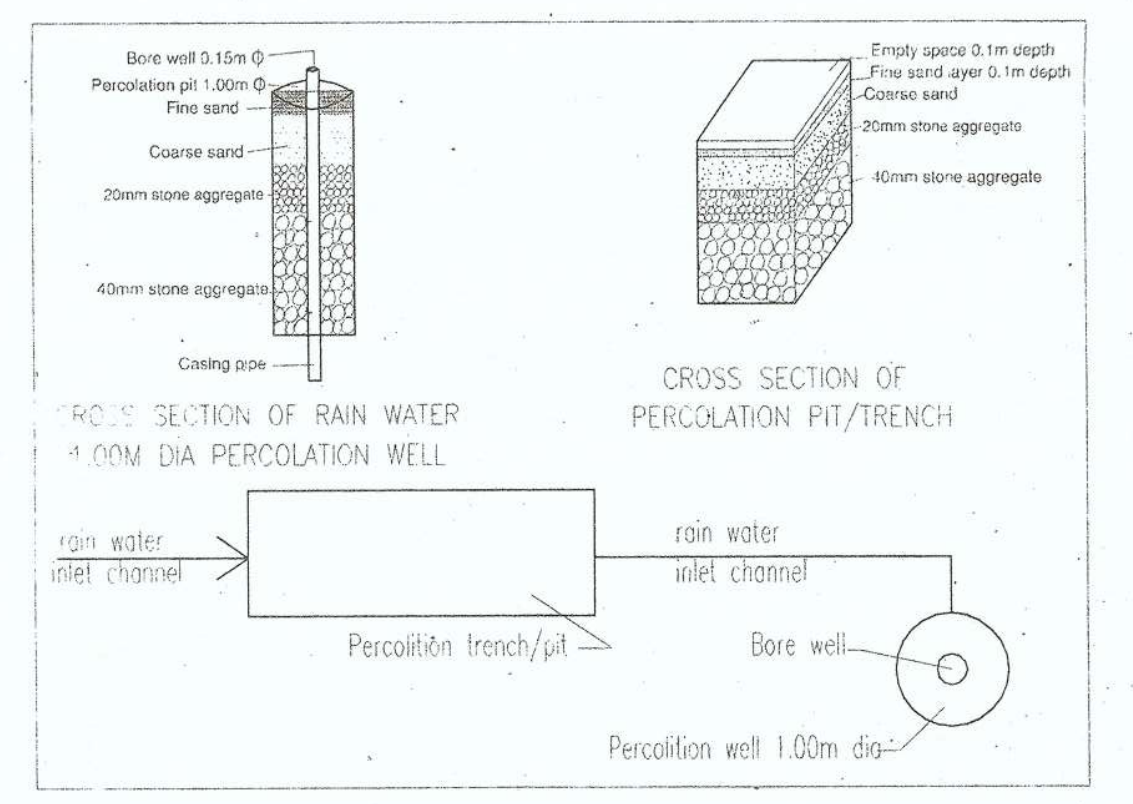
TERRACE FLOOR PLAN

LVL +34.94M

OWNER

M/s.Sansidh Constructions
Rep By its Partners
#42, Indra Prastha Colony, Gottigere,
Bannerghatta Road, Bangalore - 560 083

Sri. Nagaraj Boydi and Others
(Katha Holder)
#42, Indra Prastha Colony, Gottigere,
Bannerghatta Road, Bangalore - 560 083



DETAILS OF RAIN WATER HARVESTING STRUCTURES

FLOORWISE FAR STATEMENT: A (SAN)

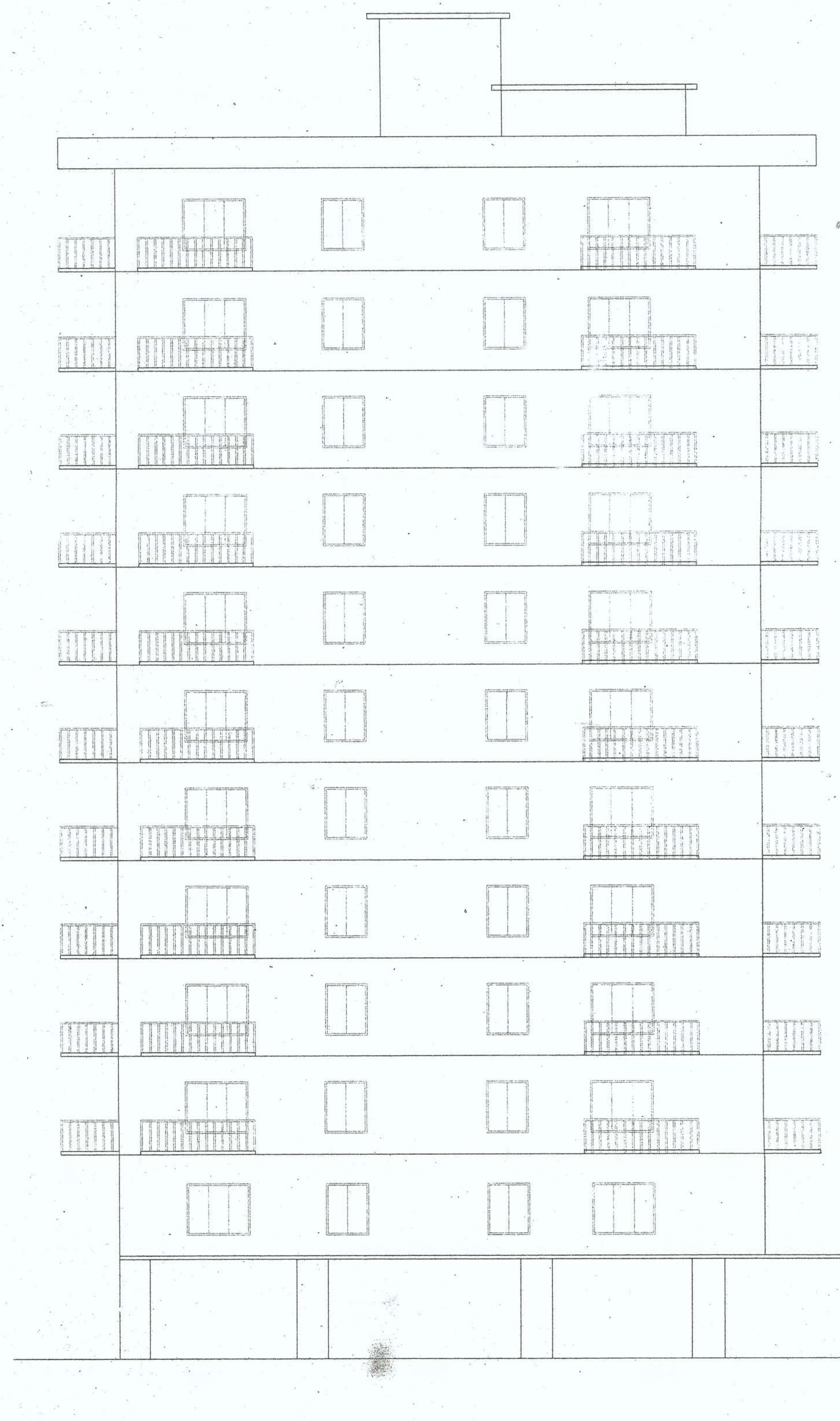
Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	OTS Deduction	Void Deduction	Ramp Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	65.48	34.27	24.49	6.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eleventh Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Tenth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Ninth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Eighth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Seventh Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Sixth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Fifth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Fourth Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Third Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
Second Floor...	1342.48	0.00	31.21	0.00	0.00	29.50	0.00	0.00	1281.77	1281.77	6.00	0.00
First Floor...	1378.13	0.00	31.21	0.00	103.81	29.50	0.00	0.00	1213.62	1213.62	6.00	0.00
Ground Floor...	1622.84	0.00	31.21	0.00	0.00	0.00	0.00	1380.29	177.07	211.35	0.00	155.96
Basement Floor...	3084.79	0.00	31.21	0.00	0.00	0.00	232.09	2787.22	0.00	34.27	0.00	0.00
Total	19576.00	34.27	430.17	6.72	103.81	324.50	232.09	4167.50	14208.40	14276.95	66.00	155.96

BALCONY CALCULATION

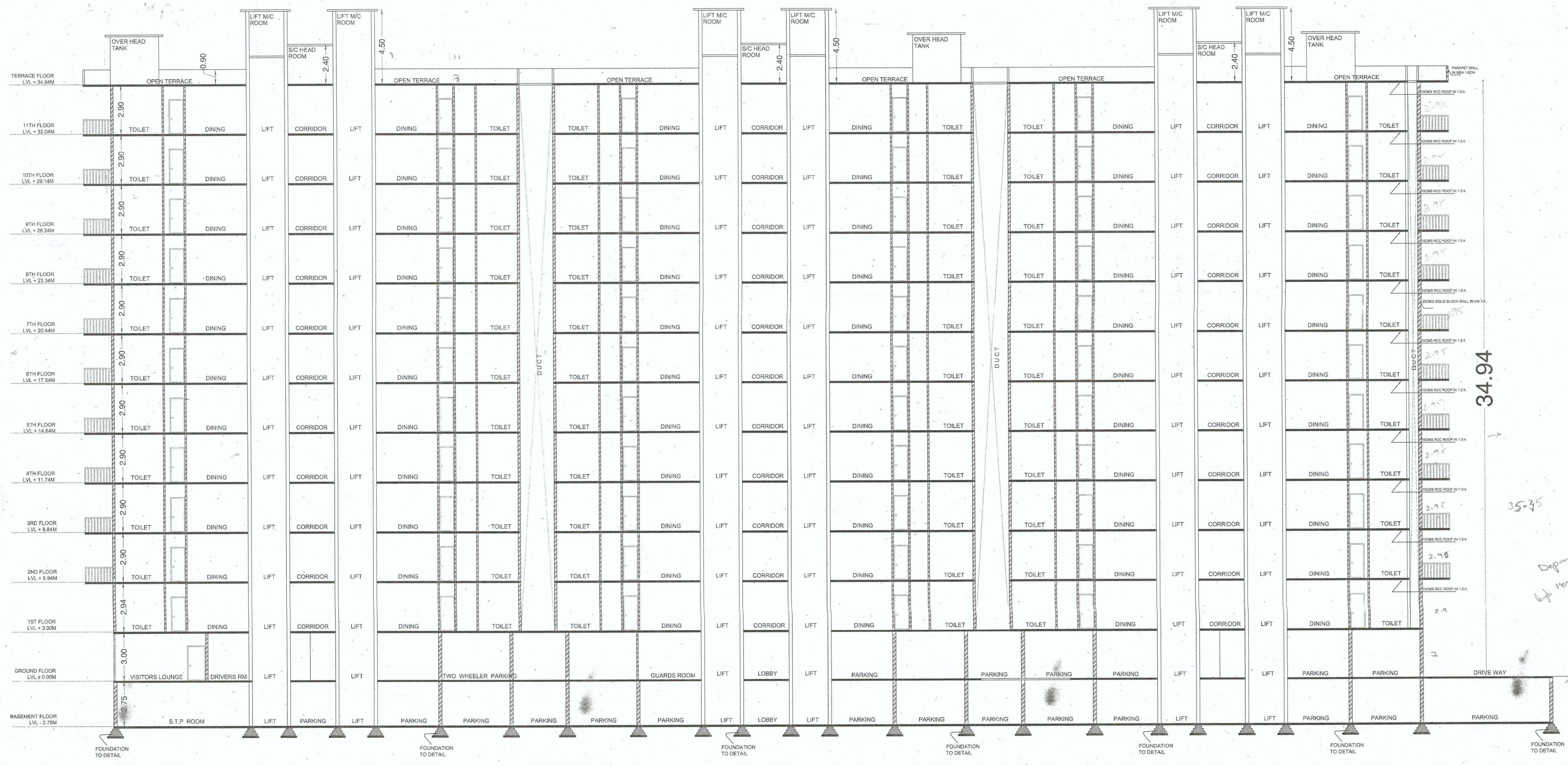
FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	
THIRD FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	
FOURTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	
FIFTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	
SIXTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	

BALCONY CALCULATION

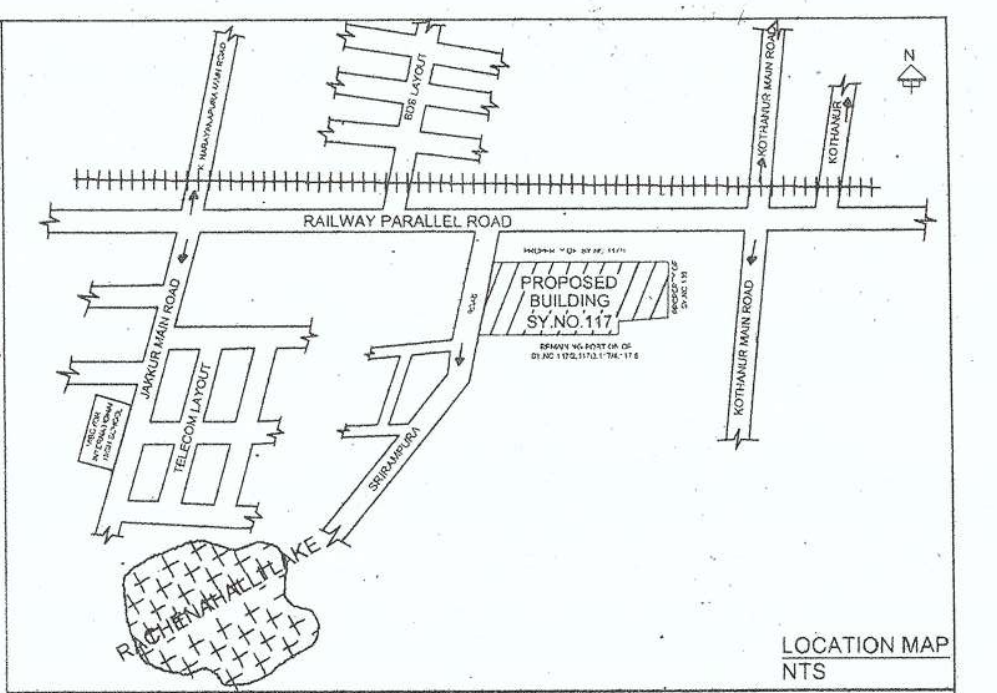
FLOOR	SIZE	AREA	TOTAL AREA
SEVENTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	
EIGHTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	
NINTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	
TENTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	
ELEVENTH FLOOR	1.69 X 3.51 X 5	29.55	53.04
	1.68 X 3.66 X 1	6.13	
	1.68 X 3.51 X 2	11.74	
	1.68 X 3.35 X 1	5.62	



WEST SIDE ELEVATION



SECTION A-A



Ad. Com./YLK/0783/13-14 (Re-Modified Plan Sanction)

This plan sanction is issued subject to the following conditions

1. Sanction is accorded for Residential Apartment Building at KHATHA NO-2334/117, SURVEY NO 117/2,117/3,117/4,117/5, RACHENAHALLI VILLAGE,K.R.PURAM HOBLI, WARD NO 06, YELAHANKA, BANGALORE
   a) Consist of BF+GF+11UF (Eleven 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 Floor area & Ground floor area is 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 Byelaw 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 byelaws 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 100 kg capacity installed at site for its re-use/ disposal.
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 the 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 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 highrise 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.
38. Payment of license fees for sanction of this plan is subject to result of W.P.No.4906/2008 & 2993/2008
39. If any Owner/Builder contravences the provision of these By-Laws and rules in force,the Authority shall be inform them same to the registered Architect/Supervisor in the first instances, Warn in the second instances and cancel the registration.If the same repeated for the third point.
40. There shall not materially & structurally deviated from the sanctioned plan without previous approval of authority,there shall explain to the owner about the risk involuted in contravention of the provision of the act rules,By-Laws, Zoning regulations, standing orders & policy orders of the corporation
41. The NOC from BSNL, State level Environment Impact Assesment Clearance(SEIAC)/Ministry of Environment and Forest (MOEF) should be taken before commencement of work(if applicable)
42. The demand for payment of park & open space feein interm stay as per the orders of Hon'ble High court vide W.P.NO 1015-1018/2015(LB-BMP) however this is subject to condition for remittance of such cost in future,based on the Final Supreme Court Orders
43. In case of any false information, misrepresentation of facts, or pending court cases,the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi 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 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 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.

II. FEE DETAILS:

The Applicant has paid Rs.16,26,000/- vide reciept No. RE-ifms331-TP / 000002 Dated: 06-10-2015 for the following:-

1. Licence Fees		: Rs.5,83,964.00
2. Ground Rent		: Rs.2,87,893.00
3. Betterment Charges		
a) For Building		: Rs.12,795.00
4. Security Deposit		: Rs.6,39,762.00
5. Plan copy & Compound wall charges		: Rs.86,000.00
6. 1% Labour Cess Service Charges		: Rs.14,789.00
	TOTAL	: Rs.16,25,203.00
Rounding off Rs.797	TOTAL	Rs.16,26,000/-

The Applicant has produced DD No. 504651 DATED : 05/10/2015 Amount Rs. 14,64,100/-

7. Labour Cess		Rs. 14,64,074.00
Rounding off Rs.26	TOTAL	Rs. 14,64,100/-

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AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	Ad. Com./YLK/0783/13-14		
Application Type:	General	Zone:	Yelahanka
Proposal Type:	Proposed Development	Ward:	Ward-6
Nature of Sanction:	Modify	Plot No Value:	117
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	4046.81
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	4046.81
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	4046.81
MAX. PERMISSIBLE COVERAGE AREA	(50%)	2023.40
Proposed Coverage Area	(40.1%)	1622.84
Achieved Net coverage area	(40.1%)	1622.84
BALANCE COVERAGE AREA LEFT	(9.9%)	400.57
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	9105.31
ADDITIONAL FAR	-	-
ADDITIONAL TDR AREA	-	14568.50
Residential FAR		14208.40
Proposed FAR Area		14276.95
Substructure Area Add in FAR (Layout Lvl)		19.18
ACHIEVED NET FAR AREA	(3.53)	14296.12
BALANCE FAR AREA	(0.07)	272.38
ACHIEVED ADDITIONAL FAR		5190.81
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		19595.18

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
Prabhakar R Prabhakar .R BCC/BL-3.6/E-3665/12-13	M/s.Sansidh Constructions Rep By its Partners #42, Indra Prastha Colony, Gottigere, Bannerghatta Road, Bangalore - 560 083 Sri. P.Srinivasa Reddy B Nagaraju Sri B.Nagaraj (GPA Holder for) Sri. Nagaraj Boydi and Others (Katha Holder) #42, Indra Prastha Colony, Gottigere, Bannerghatta Road, Bangalore - 560 083

OWNER'S NAME:

M/s.Sansidh Constructions,Rep By its Partners
Sri. P.Srinivasa Reddy,Sri B.Nagaraj

PROJECT DESCRIPTION::

MODIFIED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO-2334/117,SURVEY NO 117/2,117/3,117/4,117/5, RACHENAHALLI VILLAGE,K.R.PURAM HOBLI, WARD NO 06, YELAHANKA, BANGALORE

ARCHITECT:

Prabhakar .R
BCC/BL-3.6/E-3665/12-13

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (SAN)	Residential	MultiDwelling Units	Highrise

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	66	907.50	79	1086.25
Visitor's Car Parking	7	96.25	0	0.00
Total Car	73	1003.75	79	1086.25
TwoWheeler	7	96.25	0	0.00
Total Area	-	1100.00	-	4167.50

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 (SAN)	14208.40	14276.95	19576.00	66.00	155.96
Total	14208.40	14276.95	19576.00	66.00	155.96

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Referance No & Date.	Conditions imposed
1	Fire Force Department	GBC(1)152/2014 dated 29-01-2015	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	Airport Authority of india	AAI/BIA/ATM/NOC/JAKK/SOUTH/B/051014/38291/1096-1101 Dated : 18-07-2014	
3	KSPCB	PCB/77/CNP/14/1383 Dated : 23-06-2014	
4	BWSSB	BWSSB/EIC/CE(M)/ACE(M)-III/DCE(M)-I/TA(M)-III/5051/2014-15 Dated : 14.08.2014	
5	BESCOM	EEE/SND/AEE(O)/AE-T/NOC/1335-36 Dated : 27-05-2014	
6	BSNL	Acknowledgement Copy Seeking NOC Enlosed	

ಟಿಪ್ಪಣಿ : ಈ ಹಿಂದಿನ ಸಮಸಂಖ್ಯೆ ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ Addl. Com/YLK/0783/2013-14
ದಿನಾಂಕ : 21/01/2015 ರಂತೆ ಅನುಮೋದಿಸಲಾಗಿರುವ ನಕ್ಷೆಯು ಅನೂರ್ಜಿತಗೊಂಡಿರುತ್ತದೆ.

ನಕಲು ಪ್ರತಿ ಪರಿಷ್ಕೃತ ನಕ್ಷೆ:

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ 08/10/2015
ಮೇರೆಗೆ ಜಂ.ನಿ.ನ.ಯೋ.(ಉ)/(ಪ) ಎಲ್.ಪಿ. ಸಂಖ್ಯೆ Addl. Com/YLK/0783/2013-14
ದಿನಾಂಕ: 21/12/2015 ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ವಯ ವಿಧಿಸಲಾಗಿರುವ
ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 21/12/2015
ರಿಂದ: 20/12/2017 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

21/12/15
ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಉತ್ತರ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
21/12/15 21/12/15 21/12/15

N

TITLE: TERRACE FLOOR PLAN, SECTION @AA, WEST SIDE ELEVATION & RWH DETAIL.

SCALE-1:100

Sheet - 05 of 05