Office of the Director General of Police
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16-06-2022

No. GBC(1)378/2021
Docket No KSFES/NOC/285/2021

To
The Commissioner,
Bruhath Bangalore Mahanagara Palike,
N.R. Square,
Bangalore-560002.

Sir,

Sub : Issue of No Objection Certificate for the construction of High Rise Residential Building with 5 wings at Khatha No.222/20/3/20/5/50/6/20/7/186/188, Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore.

Ref : Letter dated 01-12-2021 of M/s.Elegant Altima, Represented by its Partners Sri.S.N.Manjunath & Others, No.11/13, Gubbalala Village, Uttarahalli Hobli, Bangalore-560061

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With reference to the letter of M/s.Elegant Altima, Represented by its Partners Sri.S.N.Manjunath & Others, the District Fire Officer, Sunkadakatte Fire Station, Bangalore the site proposed for the construction of High Rise Residential Building with 5 Wings i.e. Wing-1, 2, 3, 4 & 5 – joined together at Khatha No.222/20/3/20/5/20/6/20/7/186/188, Pattanagere Village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru was inspected by me on 03-12-2021 with reference to the drawings, submitted by the applicant and has furnished the details as follows :-

Part-A: General Building requirements.			
Sl. no	**Details**	:	**General Requirements**
1.	Address of applicant	:	M/s. Elegant Altima Repr. by its Partners, Sri. S.N Manjunath & Others Khatha No.222/20/3/20/5/20/6/20/7/186/188, Pattanagere Village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru.
2.	Address of the Premises.	:	Khatha No.222/20/3/20/5/20/6/20/7/186/188, Pattanagere Village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru.

3.	Number of Buildings.	:	One Building with 5 Wings i.e. Wing-A, B, D & E – joined together.
4.	Number of floors	:	Wing-1 : 2 Common Basements, Common Ground & 09 upper floors. Wing-2 : Common Basement, Common Ground & 09 upper floors. Wing-3 : Common Basement, Common Ground & 09 upper floors. Wing-4 : Common Basement, Common Ground & 09 upper floors. Wing-5 : Common Ground & 09 upper floors.
5.	**Type of Occupancy** **Part 4, Fire and Life Safety of Part-IV of NBC of 2016 clause 2.46** Occupancy or Use Group:— The principal occupancy for which a building or a part of a building is used or intended to be used; for the purpose of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. **Part 4, Fire and Life Safety of Part-IV of NBC of 2016 clause 3.1.2 classification of residential buildings.** **3.1.2 Group A Residential Buildings** These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities, except any building classified under Group C. **Subdivision A-4 Apartment houses** — These shall include any building or structure in which living quarters are provided for three or more families, living independently of each other and with independent cooking facilities, for example, apartment houses, mansions and Chawls.	:	Residential Sub Division-A -4 (Apartment).

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6.	**Floor wise details of the occupancy :-**	:	**Wing-1** **Common Basement-2**: For parking 47 cars & DG room. **Wing-1, 2, 3 & 4** **Common Basement-1**: For parking 141 cars. **Wing-1, 2, 3, 4 & 5** **Ground floor** : For parking 190 cars, 3 Communication rooms & 4 Fire Command Centre. ***Wing-1*** **1st floor to 9th floor : 8 Flats** on each floor x 09 floors = **72 Flats.** **Terrace floor** : Domestic & Fire RCC Overhead tanks, Staircase head room and Lift machine rooms. ***Wing-2*** **1st floor : 04 Flats,** Games room, Association room, Gymnasium, Multipurpose hall & Swimming pool. **2nd floor to 9th floor : 6 Flats** on each floor x 08 floors = **48 Flats.** **Terrace floor** : Domestic & Fire RCC Overhead tanks, Staircase head room and Lift machine rooms. ***Wing-3*** **1st floor : 9 Flats,** l & Table tennis room. **2nd floor to 9th floor : 10 Flats** on each floor x 08 floors = **80 Flats.** **Terrace floor** : Domestic & Fire RCC Overhead tanks, Staircase head room and Lift machine rooms. ***Wing-4*** **1st floor to 9th floor : 10 Flats** on each floor x 09 floors = **90 Flats.** **Terrace floor** : Domestic & Fire RCC Overhead tanks, Staircase head room and Lift machine rooms.

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			Wing-5 **1st floor to 9th floor : 8 Flats** on each floor x 09 floors = **72 Flats.** **Terrace floor** : Domestic & Fire RCC Overhead tanks, Staircase head room and Lift machine rooms. **Wings** — **Flats.** Wing-1 — 72 Wing-2 — 52 Wing-3 — 89 Wing-4 — 90 Wing-5 — 72 **Total** — **375 Flats.**
7.	**Height of the building** **As per Part 3 Development Control Rules and General Building Requirements clause 2.10 of NBC 2016** **Building, Height of** – 2.10 Building, Height of — The vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by the Authority to the terrace of last livable floor of the building adjacent to the external walls; and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gables facing the road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.	:	Wing-1, 2, 3, 4 & 5 – Each of 29.93 mtrs.
8.	**Site Area.** **As per Part 3 Development Control Rules and General Building Requirements clause 2.75 of NBC** **Site (Plot)** — A parcel (piece) of land enclosed by definite boundaries.	:	14,062.84 Sq. Mtrs.
9.	**Built up area of each floor (Block wise)**	:	**Wing-1.** Common Basement-2: 1,862.15 Sq.mtrs. **Wing-1, 2, 3 & 4.** Common Basement-1 : 5,700.15 Sq.mtrs. **Wing-1, 2, 3, 4 & 5.** Ground floor : 7,030.85 Sq.mtrs. 1st floor: 4,790.13 Sq.mtrs.

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			2nd floor to 9th floor : 4,687.91 Sq.mtrs. on each floor x 8 floors = 37,503.28 Sq.mtrs. Terrace floor : 390.54 Sq.mtrs.
10.	**Total Built-up area.**	:	**57,277.10 Sq.mtrs.**
11.	Surrounding Properties to the premises		
	Front (East)	:	18.28 mtrs wide Road.
	Rear (West)	:	Private property.
	Side (North)	:	Residential Buildings.
	Side (South)	:	Residential Buildings.

B. Structural details indicating the fire prevention, fire fighting and evacuation measures to be indicated in the drawings.			
Sl.	**Details**	:	**General Requirements**
12.	**Width of the road to which the building abuts and whether it is hard surfaced to carry the weight of 45000 kgs.** **As per Part 3 Development Control Rules and General Building Requirements clause 2.83 of NBC 2016** **Street** : Any means of access, namely, highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square, place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, footpaths, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.	:	**Name of the Road:-** 18.28 mtrs wide Road, located on the eastern side. **Width of the Road:-** 18.28 mtrs. **Type of Road:** Asphalted. **Is road a Dead end:** No.
13.	**Number of entrances and width of each entrance to the premises & height clearance over the entrance.** **As per Part 3 Development Control Rules and General Building Requirements clause 4.6 (d) of NBC 2016** 1) The main entrance to the plot shall be of adequate width to allow easy access to the fire engine and in no case shall it measure less than 6 m. 2) The entrance gate shall fold back against the compound wall of the premises, thus keeping the exterior access way within the plot free for	:	**Main entrance width:** Proposed to provide entry cum exit of 6.00 mtrs width from 18.28 mtrs wide Road, located on the eastern side . **Is Entrance gate provisioned:** YES, provisioned. **Is any Pergola planned :** Not proposed in drawings. If arch is provided over the entrances, the height clearance shall be minimum 5.50 mtrs.

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