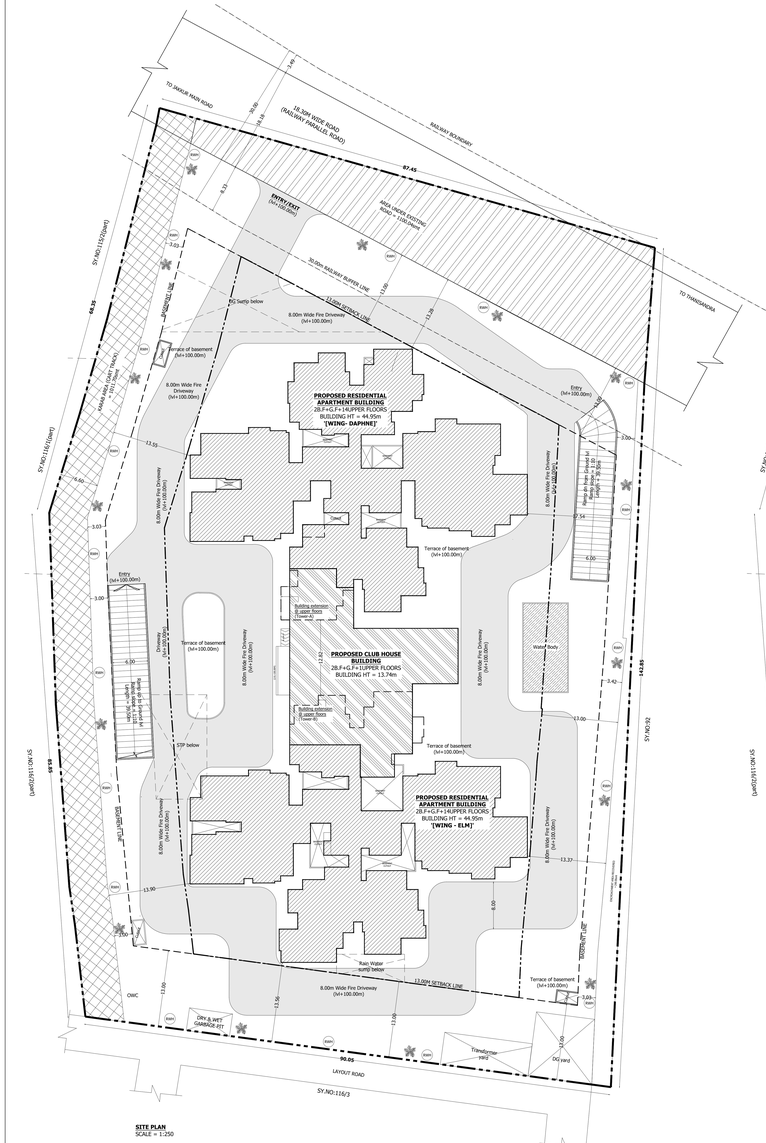
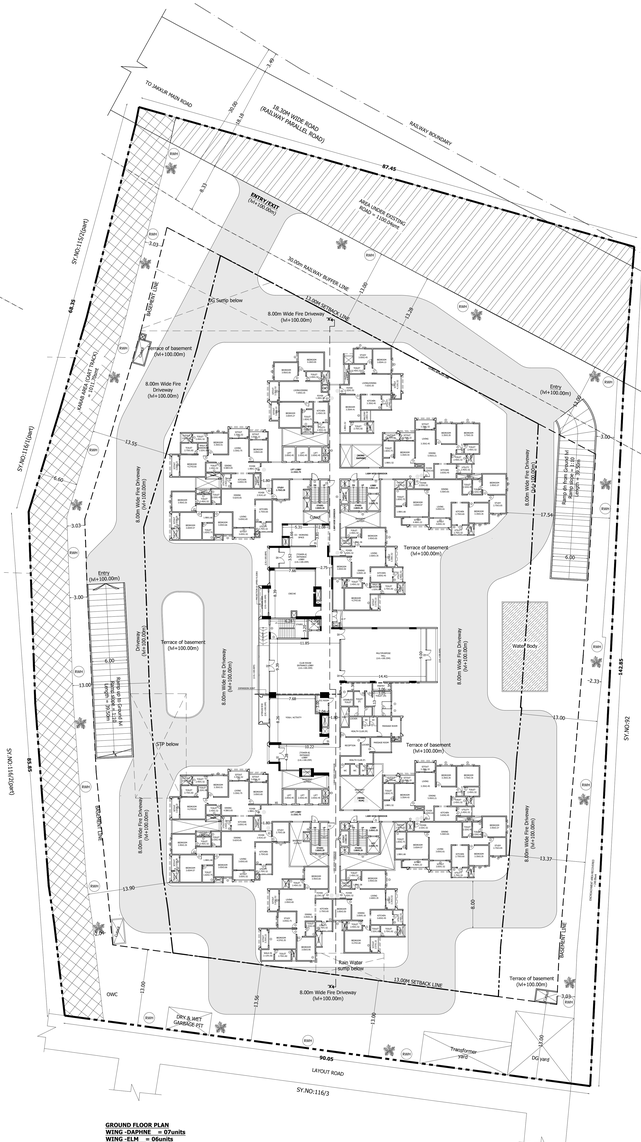


SITE PLAN
SCALE = 1:250



GROUND FLOOR PLAN
WING -DAPHNE = 07units
WING -ELM = 06units
NO.OF UNITS = 13units
(LVL+100.25M)

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Proposed Residential Apartment Building with Club house plan at E-Katha no: 3612472836, (y no: 115/2(part) , 116/1(part)& 116/2(part) of Rachenahalli Village, K.R. Puram Hobli, Bangalore East Taluk.
Consist of
Wing (Daphne) = 2Common Basement+G,F+14Upper floors
Wing (Elm) = 2Common Basement+G,F+14Upper floors
Club house = 2Common Basement+G,F+1Upper floors
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.Two Common Basements area reserved for car parking shall not be converted for any other purpose.
4.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.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained for the site above 371 Sqm.
6.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.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.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 nearby dumping yard.
11.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.
12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ed) D) code leaving 3.00 mts. from the building within the premises.
13.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
14.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.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
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 â€" 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.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.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.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and carpentry men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.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 07.00 PM and shall not resume the work earlier than 7.00 AM. Necessary precautions during digging trenches and nearby trees.
27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring the safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.
32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give information to Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/ACE/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru City Corporation Act â€" 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41.Bengaluru City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.The Owner/Builder/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g. Water sump, lift pit, basement floor, etc.
49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.

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

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

Block :WING (DAPHNE)

Floor Name	Gross Built Up Area	Deductions From Gross Built(Area in Sq.mts.)		Total Built Up Area (Sq.mts.)	Deductions (Area in Sq.mts.)					Proposed FAR Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.		
Terrace Floor	68.18	0.00		68.18	41.31	19.79	7.08	0.00	0.00	0.00	0.00	0.00	0.00	00
Thirteenth Floor	1152.37	5.54		1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Thirteenth Floor	1152.37	5.54		1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Twelth Floor	1152.37	5.54		1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Eleventh Floor	1152.37	5.54		1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Tenth Floor	1152.37	5.54		1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Ninth Floor	1152.37	5.54		1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Eighth Floor	1152.37	5.54		1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Seventh Floor	1152.37	5.54		1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Sixth Floor	1152.37	5.54		1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Fifth Floor	1152.37	5.54		1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Fourth Floor	1152.37	5.54		1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Third Floor	1152.37	5.54		1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Second Floor	1018.64	5.41		1013.43	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	942.98	07
First Floor	1017.86	5.41		1012.47	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	944.12	07
Ground Floor	1087.31	6.73		1080.58	41.31	26.86	0.00	15.87	0.18	0.00	0.00	0.00	996.36	07
Water Reservoir	8821.50	0.00		8821.50	82.63	53.73	0.00	0.00	0.00	0.00	633.07	8051.58	0.00	00
Lower Basement	8821.50	0.00		8821.50	82.63	53.73	0.00	0.00	0.00	0.00	439.57	8249.58	0.00	00
Total	34660.65	84.33		34577.62	826.22	530.15	7.08	15.87	2.80	1069.14	16301.15	15825.22	117	
Total Number of Same Blocks	1													
Total:	34660.65	84.33		34577.62	826.22	530.15	7.08	15.87	2.80	1069.14	16301.15	15825.22	117	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (DAPHNE)	D1	0.90	2.10	117

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (DAPHNE)	W	1.52	2.10	117

Block :WING (ELM)

Floor Name	Gross Built Up Area	Deductions From Gross Built(Area in Sq.mts.)		Total Built Up Area (Sq.mts.)	Deductions (Area in Sq.mts.)				Proposed FAR Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	68.18	0.00		68.18	41.31	19.79	7.08	0.00	0.00	0.00	00
Thirteenth Floor	1152.98	6.81		1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08
Thirteenth Floor	1152.98	6.81		1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08
Twelth Floor	1152.98	6.81		1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08
Eleventh Floor	1152.98	6.81		1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08
Tenth Floor	1152.98	6.81		1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08
Ninth Floor	1152.98	6.81		1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08
Eighth Floor	1152.98	6.81		1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08
Seventh Floor	1152.98	6.81		1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08
Sixth Floor	1152.98	6.81		1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08
Fifth Floor	1152.98	6.81		1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08
Fourth Floor	1152.98	6.81		1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08
Third Floor	1152.98	6.81		1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08
Second Floor	1043.14	5.39		1037.75	41.31	26.86	0.00	0.18	969.42	969.42	07
First Floor	1043.04	5.39		1037.65	41.31	26.86	0.00	0.18	969.30	969.30	07
Ground Floor	966.14	5.39		960.75	41.31	26.86	0.00	0.18	913.00	913.00	06
Total	16978.88	97.89		16879.99	660.96	422.69	7.08	2.70	15769.56	15769.56	116
Total Number of Same Blocks	1										
Total:	16978.88	97.89		16879.99	660.96	422.69	7.08	2.70	15769.56	15769.56	116

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (ELM)	D1	0.90	2.10	116

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (ELM)	W	1.52	2.10	116

Block :WING (CLUB HOUSE)

Floor Name	Gross Built Up Area	Deductions From Gross Built(Area in Sq.mts.)		Total Built Up Area (Sq.mts.)	Deductions (Area in Sq.mts.)				Proposed FAR Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	31.87	0.00		31.87	28.27	0.00	3.60	0.00	0.00	0.00	0.00
First Floor	611.09	7.61		603.48	28.27	3.60	0.00	0.18	572.43	601.70	505.88
Ground Floor	631.17	6.29		624.88	20.09	3.60	0.00	0.18	601.31	601.31	621.29
Total	1280.13	13.90		1268.23	76.63	7.20	3.60	0.36	1178.44	1178.44	1227.17
Total Number of Same Blocks	1										
Total:	1280.13	13.90		1268.23	76.63	7.20	3.60	0.36	1178.44	1178.44	1227

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (CLUB HOUSE)	D1	0.90	2.10	01
WING (CLUB HOUSE)	D1	1.20	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (CLUB HOUSE)	W	1.52	2.10	10

SCALE = 1:250

Color Notes

COLOR INDEX

	PLOT BOUNDARY
	ABUTTING ROAD
	PROPOSED WORK (COVERAGE AREA)
	EXISTING (To be retained)
	EXISTING (To be demolished)

AREA STATEMENT (Bangalore North City Corporation)	VERSION NO.: 1.0.24 VERSION DATE: 26/11/2020
PROJECT DETAIL	
Authority: Bengaluru North City Corporation	Plot Use: Residential
Proposed Department: HO - Bengaluru North City Corporation	Plot Sub Use: Apartment
Application Type/Permit/Nature	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 3612472836
Nature of Sanction: NEW	City Survey No.: 115(2)to116(1)to116(2)
Location: RING-III	Khata No.: (As per Khata Extract): 3612472836
Building Line Specified as per Z.R: NA	Locality / Street of the property: Rachenahalli Village, K.R. Puram Hobli, Bangalore
Zone: Byatarayanapura	
Ward: Ward-006	
Planning District: 309-Tarrakambla	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 14139.58
Deduction for NetPlot Area	
Surrender Area of Civil Wardaland Area	1160.05 1011.71
Lower Basement Area	8821.50
NET AREA OF PLOT	(A-Deductions) 12329.83
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	6013.61
Proposed Coverage Area (22.34 %)	2686.84
Achieved Net coverage area (21.54 %)	2605.84
Balance coverage area left (27.66 %)	3326.57
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	32817.13
Total Perm. FAR area (2.50)	32817.13
Residential FAR (100.00%)	32789.26
Proposed FAR Area	32789.26
Achieved Net FAR Area (2.50)	32789.26
Balance FAR Area (0.00)	27.87
BUILT UP AREA CHECK	
Proposed BuiltUp Area	32722.84
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	32737.84

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WING [ELM]	Residential	Apartment	Highrise	R
WING (CLUB HOUSE)	Residential	Apartment	Highrise	R
WING [DAPHNE]	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
WING [ELM]	Residential	Apartment	30 - 225	1	-	1	116	-
WING [DAPHNE]	Residential	Apartment	30 - 225	1	-	1	117	-
	Total :		-	-	-	-	233	315

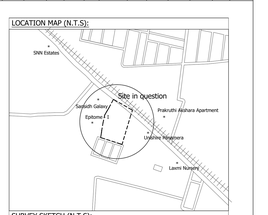
Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	233	3203.75	315	4331.25
Visitor's Car Parking	24	330.00	0	0.00
Total Car	257	3533.75	315	4331.25
TwoWheeler	-	330.00	0.00	0.00
Other Parking	-	-	-	11969.90
Total :	-	3863.75	-	16301.15

FAR &Tenement Details

Block	No. of Same Blg.	Gross Built Up Area (Sq.mts.)	Deductions From Gross Built(Area in Sq.mts.)		Total Built Up Area (Sq.mts.)	Deductions (Area in Sq.mts.)						Proposed FAR Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
WING (ELM)	1	16978.88	97.89	16879.99	660.96	422.69	7.08	0.00	2.70	0.00	0.00	0.00	15769.56	15769.56	116	0.00
WING (CLUB HOUSE)	1	1280.13	13.90	1266.23	76.63	7.20	3.60	0.00	0.36	0.00	0.00	0.00	1178.44	1178.44	00	1227.17
WING [DAPHNE]	1	34660.65	84.33	34577.62	826.22	530.15	7.08	15.87	2.80	1069.14	16301.15	15825.22	15825.22	117	0.00
Grand Total:	3	52919.66	195.82	52722.84	1563.81	960.04	17.76	15.87	5.86	1069.14	16301.15	32789.22	32789.22	233.00	1227.17

LOCATION MAP (N.T.S):



SURVEY SKETCH (N.T.S):

DIWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :-
M/S SUMADHURA HOMES LLP REP BY AUTHORIZED SIGNATORY KANDURUR BHARAT KUMAR GPA HOLDER FOR R.N. BYREGOWDA AND OTHERS Sy.No. 108 " Building, 1st Main MSR Layout, Munnekollala Village, Outer Ring Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Mursyand K Fiaz No. 402, park view apartment, ITI layout, MSR Nagar, Bangalore, 8.38172013-14

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB IN THE PLAN AT E-KATHA NO: 3612472836, SY NO: 115(2)part), 116/1(part) & 116/2(part) OF RACHENAHALLI VILLAGE, K.R. PURAM HOBLI, BANGALORE EAST TALUK.
DRAWING TITLE : WING - DAPHNE & ELM)
SITE PLAN & GROUND FLOOR PLAN (CLUB HOUSE)
GROUND FLOOR PLAN

SHEET NO : 01 OF 06

HO – NORTH

SANCTIONING AUTHORITY :

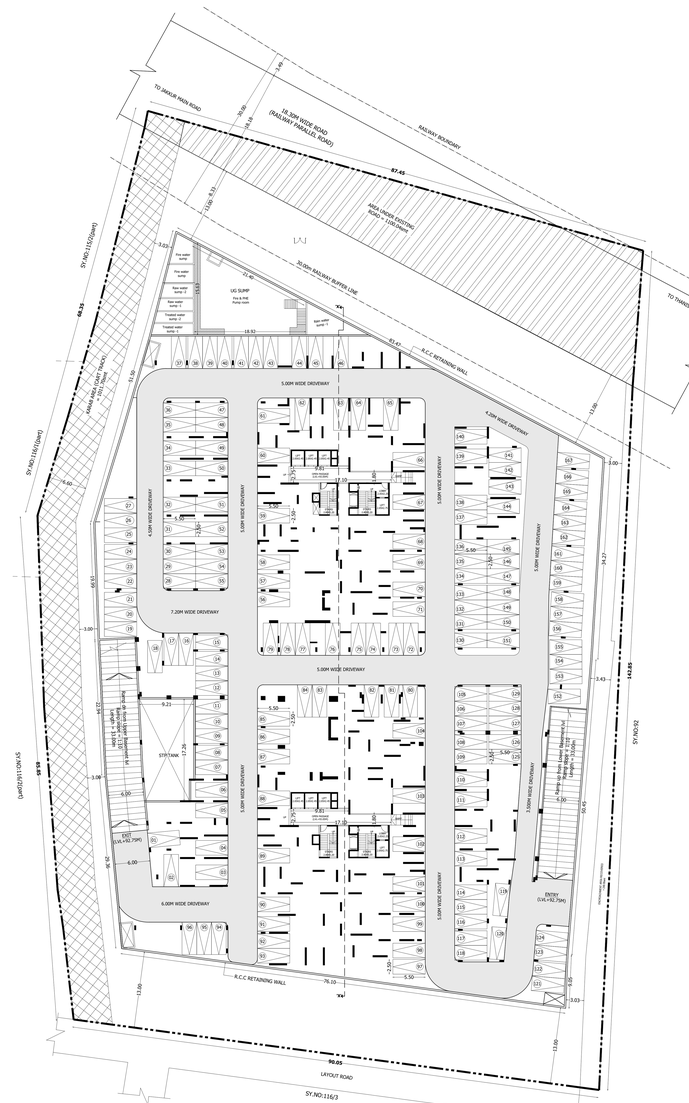
ASSISTANT DIRECTOR / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

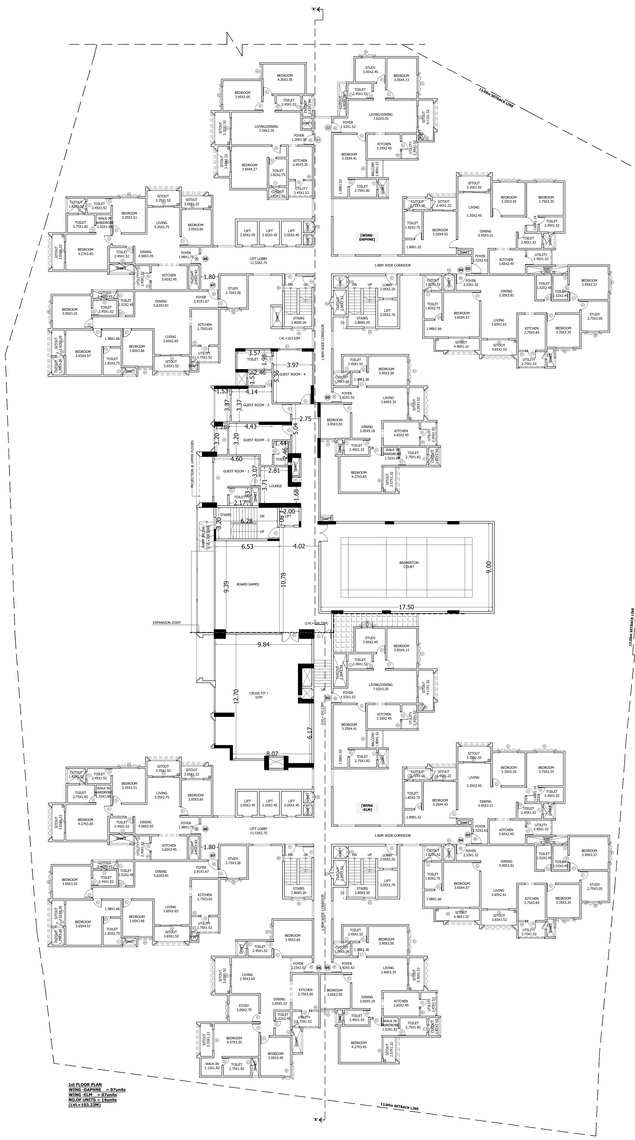
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

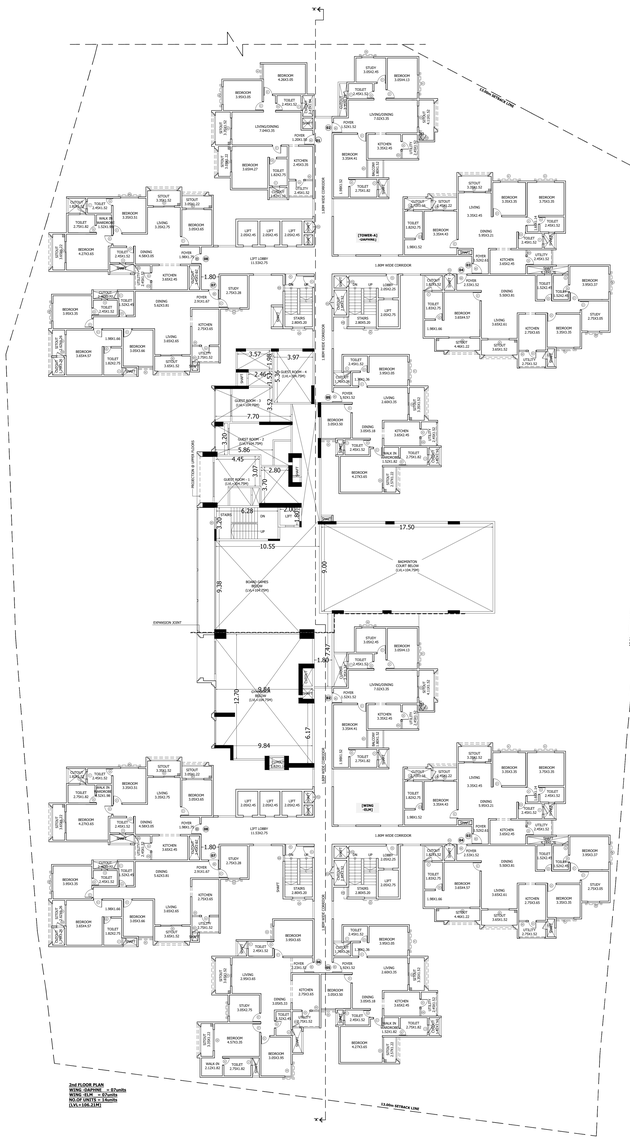
Bengaluru North City Corporation
Authorised Signatory
Name: Ramesh
Designation: Assistant Director
BBMP/Addl.Comm/JC/YPR/0035/20-21

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party softwares/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (1750.00 x 900.00MM)


TO SARJAPUR MAIN ROAD
18.30M WIDE ROAD (RAILWAY PARALLEL ROAD)
RAILWAY BOUNDARY
97.45
30.00
18.30
13.00
13.72
AMRUTHA GRAMA ENTERPRISES (2017 Layout)
SY.NO.116/2(part)
SY.NO.116/1(part)
SY.NO.115/2(part)
SY.NO.115/1(part)
30.00m RAILWAY BUFFER LINE
ARMY UNDER CENTRAL WORKS 1.00m WIDE
TO THANISANDRA
66.23
UG SUMP
Fire & PHE Pump room
Fire water pump 1
Fire water pump 2
Raw water pump 1
Raw water pump 2
Treated water pump
Fire water pump 3
Sub water pump 4
18.92
11.00
3.00
5.00M WIDE DRIVEWAY
4.50M WIDE DRIVEWAY
7.20M WIDE DRIVEWAY
6.00M WIDE DRIVEWAY
3.00M WIDE DRIVEWAY
R.C.C RETAINING WALL
EXIT (LVL+92.75M)
ENTRY (LVL+92.75M)
STP TANK
12.25
9.21
6.00
6.90
4.00
5.50
2.00
3.00
3.43
14.85
34.27
69.53
32.46
76.10
90.05
LAYOUT ROAD
SY.NO:116/3
SY.NO:92
Rain water harvesting pit
Rain water harvesting pit
Rain water harvesting pit





Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.

1.Sanction is accorded for the Proposed Residential Apartment Building with Club house plan at E-Katha no: 3612472836, (y no: 1152/part) , 1161/part) & 1162/part) of Rachenahalli Village, K.R. Puram Hobli, Bangalore East Taluk.

Consist of

Wing (Daphne) = 2Common Basement+G.F+14Upper floors

Wing (Elm) = 2Common Basement+G.F+14Upper floors

Club house = 2Common Basement+G.F+1Upper floors

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

3.Two Common Basements area reserved for car parking shall not be converted for any other purpose.

4.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.

5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained for the site above 371 Sqm.

6.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.

7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

10.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 nearby dumping yard.

11.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.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ed) D) code leaving 3.00 mts. from the building within the premises.

13.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

14.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.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed to 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 â€" 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.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

21.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 it resistant to earthquake.

22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.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.

26.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 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and working hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling process unit / installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28.The structures with basements shall be designed for structural stability and safety to ensure for wall stabilization during the course of excavation for basements with due regard 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.

29.Two-wheeler parking shall be provided as per the building bye-law.

30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/ACM/26/219-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs

34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.

38.If the Applicant / Owner devlate building construction against the sanctioned plan the action will be initiated according to Bengaluru City Corporation Act â€" 2020.

39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.Bengaluru City Corporation will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if overlooked false material pertaining to suppression or misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.

46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

48.The Owner/Developer/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g. Water sump, lift pit, basement floor, etc.

49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.

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

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3.Employment of child labour in the construction activities strictly prohibited.

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

Block :WING (DAPHNE)

Floor Name	Gross Built-up Area	Deductions From Gross Built-Area (Lift,Void & Stair) Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	
Terrace Floor	68.18	0.00	68.18	41.31	19.79	7.08	0.00	0.00	0.00	0.00	0.00	00
Thirteenth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Thirteenth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Twelfth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Eleventh Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Tenth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Ninth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Eighth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Seventh Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Sixth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Fifth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Fourth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Third Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Second Floor	1018.64	5.41	1013.23	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	944.12	944.12	07
First Floor	1017.88	5.41	1012.47	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	944.12	944.12	07
Ground Floor	1087.31	6.73	1080.58	41.31	26.86	0.00	15.87	0.18	0.00	0.00	0.00	996.36	996.36	07
Water Reservoir	8521.50	0.00	8521.50	82.63	53.73	0.00	0.00	0.00	0.00	633.07	8051.58	0.00	0.00	00
Lower Basement Floor	8521.50	0.00	8521.50	82.63	53.73	0.00	0.00	0.00	0.00	439.57	8249.58	0.00	0.00	00
Total	34661.65	84.53	34577.62	826.22	530.15	7.08	15.87	2.80	1069.14	16301.15	19835.22	15825.22	117
Total Number of Same Blocks	1													
Total:	34661.65	84.53	34577.62	826.22	530.15	7.08	15.87	2.80	1069.14	16301.15	19835.22	15825.22	117

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (DAPHNE)	D1	0.90	2.10	117

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (DAPHNE)	W	1.52	2.10	117

Block :WING (ELM)

Floor Name	Gross Built-up Area	Deductions From Gross Built-Area (Lift,Void & Stair) Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.			
Terrace Floor	68.18	0.00	68.18	41.31	19.79	7.08		0.00	0.00	0.00	00
Thirteenth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08
Thirteenth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08
Twelfth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08
Eleventh Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08
Tenth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08
Ninth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08
Eighth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08
Seventh Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08
Sixth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08
Fifth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08
Fourth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08
Third Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08
Second Floor	1043.16	5.39	1037.77	41.31	26.86	0.00		0.18	969.42	969.42	07
First Floor	1043.04	5.39	1037.65	41.31	26.86	0.00		0.18	969.30	969.30	07
Ground Floor	966.14	5.39	960.35	41.31	26.86	0.00		0.18	913.00	913.00	06
Total	16978.88	97.89	16879.99	660.96	422.69	7.08		2.70	15769.56	15769.56	116
Total Number of Same Blocks	1										
Total:	16978.88	97.89	16879.99	660.96	422.69	7.08		2.70	15769.56	15769.56	116

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (ELM)	D1	0.90	2.10	116

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (ELM)	W	1.52	2.10	116

Block :WING (CLUB HOUSE)

Floor Name	Gross Built-up Area	Deductions From Gross Built-Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	31.87	0.00	31.87	28.27	0.00	3.60	0.00	0.00	0.00	0.00
First Floor	611.09	7.61	603.48	28.27	3.60	0.00	0.18	577.43	577.43	505.88
Ground Floor	631.17	6.29	624.88	20.09	3.60	0.00	0.18	601.01	601.01	621.29
Total	1280.13	13.90	1266.23	76.63	7.20	3.60	0.36	1178.44	1178.44	1227.17
Total Number of Same Blocks	1									
Total:	1280.13	13.90	1266.23	76.63	7.20	3.60	0.36	1178.44	1178.44	1227

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (CLUB HOUSE)	D1	0.90	2.10	01
WING (CLUB HOUSE)	D1	1.20	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (CLUB HOUSE)	W	1.52	2.10	10

SCALE : 1:150

Color Notes

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

AREA STATEMENT (Bangalore North City Corporation)	VERSION NO. : 1.0.24 VERSION DATE: 26/11/2019
PROJECT DETAIL	
Authority: Bangalore North City Corporation	Plot Use: Residential
Proposed Development: HO - Bangalore North City Corporation	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 36/1247/36/6
Nature of Sanction: NEW	City Survey No.: 1152/p,1161/p,1162/p
Location: RING-III	Khata No. (As per Khata Extract): 36/1247/36/6
	Locality / Street of the property: Rachenahalli Village, K.R. Puram Hobli, Bangalore
Building Line Specified as per Z.R: NA	
Zone: Byatarayanapura	
Ward: Ward 006	
Planning District: 305-Tarrakambe	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 14138.58
Deduction for NetPlot Area	
Surrender Floor of Civil Wardaland Area	1160.05 1011.71
Total :	2171.76
NET AREA OF PLOT	(A-Deductions) 12026.83
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	6013.41
Proposed Coverage Area (22.34 %)	2686.84
Achieved Net coverage area (22.34 %)	2686.84
Balance coverage area left (27.66 %)	3326.57
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	32817.13
Total Perm. FAR area (2.50)	32817.13
Residential FAR (100.00%)	32789.26
Proposed FAR Area	32789.26
Achieved Net FAR Area (2.50)	32789.26
Balance FAR Area (0.00)	27.87
BUILT UP AREA CHECK	
Proposed BuiltUp Area	32722.64
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	32737.64

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
WING (ELM)	Residential	Apartment	Highrise	R
WING (CLUB HOUSE)	Residential	Apartment	Highrise	R
WING (DAPHNE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd. /Unit	Reqd.	Prop.
WING (ELM)	Residential	Apartment	30 - 225	1	-	1	116	-
WING (DAPHNE)	Residential	Apartment	30 - 225	1	-	1	117	-
Total :			-	-	-	-	233	315

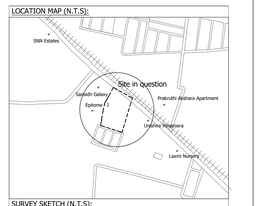
Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	233	3203.75	315	4331.25
Visitor's Car Parking	24	330.00	0	0.00
Total Car	257	3533.75	315	4331.25
TwoWheeler	-	330.00	0.00	0.00
Other Parking	-	-	-	11969.90
Total :	-	3863.75	-	16301.15

FAR &Tenement Details

Block	No. of Same Blg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built-Area (Lift,Void & Stair) Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenament
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
WING (ELM)	1	16978.88	97.89	16879.99	660.96	422.69	7.08	0.00	2.70	0.00	0.00	15769.56	15769.56	116	0.00
WING (CLUB HOUSE)	1	1280.13	13.90	1266.23	76.63	7.20	3.60	0.00	0.36	0.00	0.00	1178.44	1178.44	00	1227.17
WING (DAPHNE)	1	34661.65	84.53	34577.62	826.22	530.15	7.08	15.87	2.80	1069.14	16301.15	19835.22	15825.22	117	0.00
Grand Total :	3	52919.66	195.82	52722.84	1563.81	960.04	17.76	15.87	5.86	1069.14	16301.15	32782.22	32772.22	233.00	1227.17

LOCATION MAP (N.T.S):



SURVEY SKETCH (N.T.S):

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S SUMADHURA HOMES LLP REP BY AUTHORIZED SIGNATORY KANDUKURI BHARAT KUMAR GPA HOLDER FOR BVR BYREGOWDA AND OTHERS Sy.No. 109, Building, 1st Main MSR Layout, Munnekollala Village, Outer Ring Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

Munyandi K Flat No. 402, park view apartment, ITI layout, MSR Nagar, Bangalore, 8.38172013-14

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE PLAN AT E-KATHA NO. 3612472836, SY.NO. 1152/part), 1161/part) & 1162/part) OF RACHENAHALLI VILLAGE, K.R. PURAM HOBLI, BANGALORE EAST TALUK.

DRAWING TITLE :

(WING - DAPHNE & ELM) 1st & 2nd FLOOR PLAN (CLUB HOUSE) 1st FLOOR PLAN

SHEET NO : 03 OF 06

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST)	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

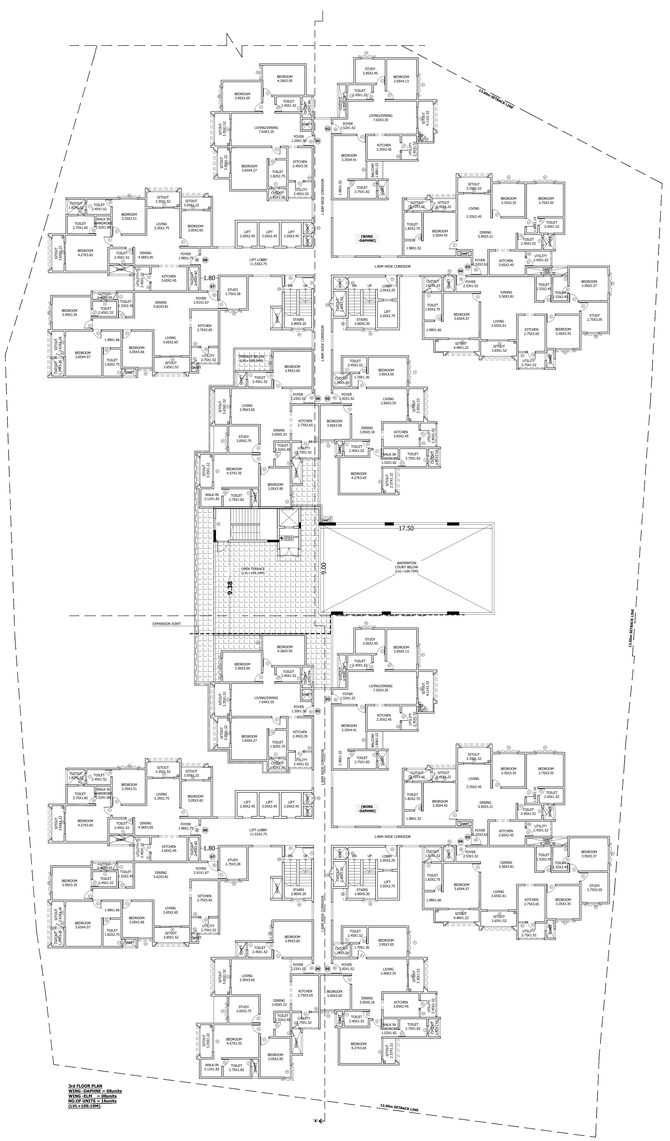
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

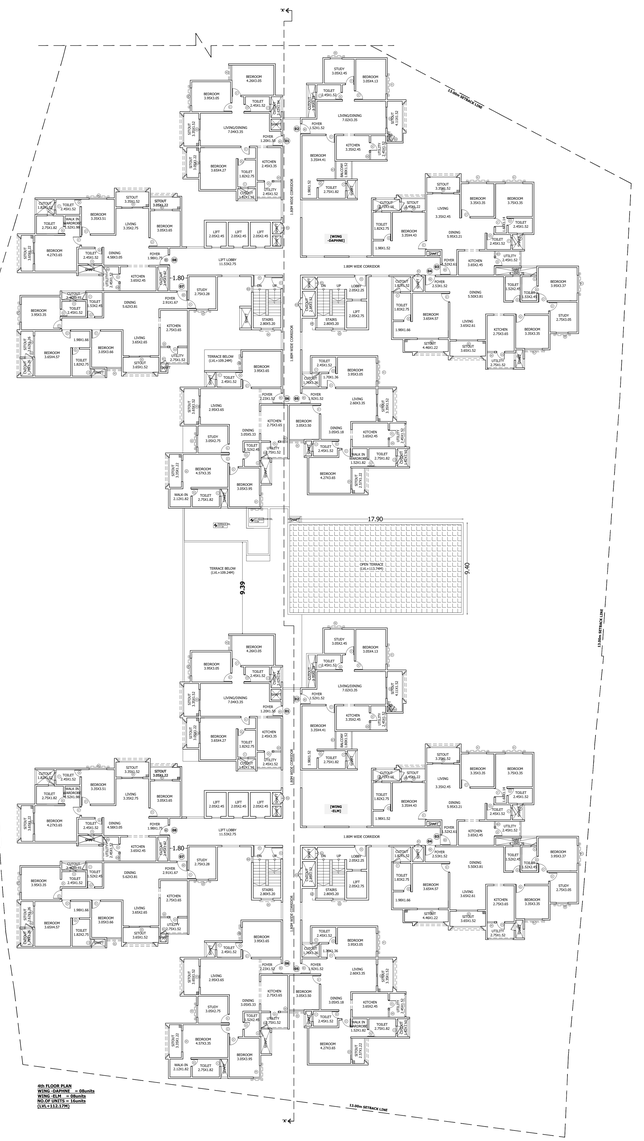
BBMP/Addl.Dir/JD Nagar/0001/19-20
Sy.No.1152/part, 1161/part & 1162/part, Rachenahalli Village, K.R.Puram Hobli, Bangalore East Taluk.
Planning Authority
Date:2019.12.26 16:47:39 +05'30'

HO - NORTH

This is system generated report and does not require any signature.

Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party softwares/hardwares/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.





Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.

1.Sanction is accorded for the Proposed Residential Apartment Building with Club house plan at E-Katha no: 3612472836, (y no: 1152/part) , 116(1)part) & 116(2)part) of Rachenahalli Village, K.R. Puram Hobli, Bangalore East Taluk.

Consist of :

Wing (Daphne) = 2Common Basement+G.F+14Upper floors

Wing (Elm) = 2Common Basement+G.F+14Upper floors

Club house = 2Common Basement+G.F+1Upper floors

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

3.Two Common Basements area reserved for car parking shall not be converted for any other purpose.

4.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.

5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained for the site, above 3Ft Sqm.

6.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.

7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

10.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 nearby dumping yard.

11.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.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ed.D) code leaving 3.00 mts. from the building within the premises.

13.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

14.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.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

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 â€˜Vâ€™ (Bye-law No. 3.6) under sub section IV-B (e) to (k).

18.The building shall be constructed under the supervision of a registered structural engineer.

19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

21.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 structure safe & earthquake.

22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€˜31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.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.

26.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 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit / installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28.The structures with basements shall be designed for structural stability and safety to ensure for wall stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

29.Two-wheeler parking shall be provided as per the building bye-law.

30.The Owner / Association of the high-rise building shall conduct two mock â€˜drillsâ€™ in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/ACS/E2/29-32, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs

34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru City Corporation Act â€“ 2020.

39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence

40.The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.Bengaluru City Corporation will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.

46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurs to personnels or damages caused to public or private property, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

48.The Owner / Builder / Developer or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g. Water sump, lift pit, basement floor, etc.

49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.

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

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3.Employment of child labour in the construction activities strictly prohibited.

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

Block :WING (DAPHNE)

Floor Name	Gross Built Up Area	Deductions From Gross Built(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	
Terrace Floor	68.18	0.00	68.18	41.31	19.79	7.08	0.00	0.00	0.00	0.00	0.00	0.00	00
Thirteenth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Thirteenth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Twelfth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Eleventh Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Tenth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Ninth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Eighth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Seventh Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Sixth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Fifth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Fourth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Third Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	08
Second Floor	1018.94	5.41	1013.53	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	944.12	07
First Floor	1017.86	5.41	1012.47	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	944.12	07
Ground Floor	1087.31	6.73	1080.58	41.31	26.86	0.00	15.87	0.18	0.00	0.00	0.00	996.36	07
Water Treatment Floor	8821.50	0.00	8821.50	82.63	53.73	0.00	0.00	0.00	0.00	633.07	8051.58	0.00	00
Lower Basement Floor	8821.50	0.00	8821.50	82.63	53.73	0.00	0.00	0.00	0.00	439.57	8249.58	0.00	00
Total :	34661.65	84.33	34577.62	826.22	530.15	7.08	15.87	2.80	1069.14	16301.15	16305.22	15825.22	117
Total Number of Same Blocks	1												
Total :	34661.65	84.33	34577.62	826.22	530.15	7.08	15.87	2.80	1069.14	16301.15	16305.22	15825.22	117

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (DAPHNE)	D1	0.90	2.10	117

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (DAPHNE)	W	1.52	2.10	117

Block :WING (ELM)

Floor Name	Gross Built Up Area	Deductions From Gross Built(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	Substructure	Resi.			
Terrace Floor	68.18	0.00	68.18	41.31	19.79	7.08			0.00	0.00	0.00	00
Thirteenth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08	
Twelfth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08	
Eleventh Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08	
Tenth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08	
Ninth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08	
Eighth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08	
Seventh Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08	
Sixth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08	
Fifth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08	
Fourth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08	
Third Floor	1152.98	6.81	1146.17	41.31	26.86	0.00		0.18	1077.82	1077.82	08	
Second Floor	1043.16	5.39	1037.77	41.31	26.86	0.00		0.18	969.42	969.42	07	
First Floor	1043.04	5.39	1037.65	41.31	26.86	0.00		0.18	969.30	969.30	07	
Ground Floor	966.14	5.39	960.75	41.31	26.86	0.00		0.18	913.00	913.00	06	
Total :	16978.88	97.89	16879.99	660.96	422.69	7.08	2.70	15769.56	15769.56	116		
Total Number of Same Blocks	1											
Total :	16978.88	97.89	16879.99	660.96	422.69	7.08	2.70	15769.56	15769.56	116		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (ELM)	D1	0.90	2.10	116

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (ELM)	W	1.52	2.10	116

Block :WING (CLUB HOUSE)

Floor Name	Gross Built Up Area	Deductions From Gross Built(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	31.87	0.00	31.87	28.27	0.00	3.60	0.00	0.00	0.00	0.00	
First Floor	611.09	7.61	603.48	28.27	3.60	0.00	0.18	577.43	577.43	505.88	
Ground Floor	631.17	6.29	624.88	20.09	3.60	0.00	0.18	601.31	601.31	621.29	
Total :	1280.13	13.90	1266.23	76.63	7.20	3.60	0.36	1178.44	1178.44	1227.17	
Total Number of Same Blocks	1										
Total :	1280.13	13.90	1266.23	76.63	7.20	3.60	0.36	1178.44	1178.44	1227	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (CLUB HOUSE)	D1	0.90	2.10	01
WING (CLUB HOUSE)	D1	1.20	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (CLUB HOUSE)	W	1.52	2.10	10

SCALE : 1:150

Color Notes

COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD

PROPOSED WORK (COVERAGE AREA)

EXISTING (To be retained)

EXISTING (To be demolished)

AREA STATEMENT (Bangalore North City Corporation)	VERSION NO. : 1.0.24
	VERSION DATE: 26/11/2020
PROJECT DETAIL	
Authority: Bengaluru North City Corporation	Plot Use: Residential
Proposed Department: HO - Bengaluru North City Corporation	Plot Sub Use: Apartment
Application Type: Extension/CC/EDS/25-26	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 36/1472836
Nature of Sanction: NEW	City Survey No.: 1152(y no:116(2))
Location: RING-III	Khata No. (As per Khata Extract): 36/1472836
	Locality / Street of the property: Rachenahalli Village, K.R. Puram Hobli, Bangalore
Building Line Specified as per Z.R: NA	
Zone: Bellandurupura	
Ward: Ward-006	
Planning District: 305-Tarrakambe	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 14139.58
Deduction for NetPlot Area	
Surrender Area of Civil Khandaland Area	1150.05
Road Area	1011.71
NET AREA OF PLOT	(A-Deductions) 12269.83
COVERAGE CHECK	
Permissible Coverage area (55.00 %)	6913.81
Proposed Coverage Area (22.34 %)	3686.84
Achieved Net coverage area (22.34 %)	3686.84
Balance coverage area left (27.66 %)	3326.97
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	32817.13
Total Perm. FAR area (2.50)	32817.13
Residential FAR (100.00%)	32789.26
Proposed FAR Area	32789.26
Achieved Net FAR Area (2.50)	32789.26
Balance FAR Area (0.00)	27.87
BUILT UP AREA CHECK	
Proposed BuiltUp Area	32722.84
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	32737.84

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WING (ELM)	Residential	Apartment	Highrise	R
WING (CLUB HOUSE)	Residential	Apartment	Highrise	R
WING (DAPHNE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
WING (ELM)	Residential	Apartment	90 - 225	1	-	1	116	-	
WING (DAPHNE)	Residential	Apartment	90 - 225	1	-	1	117	-	
Total :			-	-	-	-	233	315	

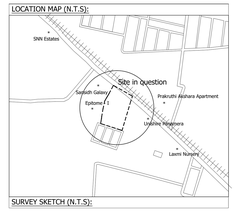
Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	233	3203.75	315	4331.25
Visitor's Car Parking	24	330.00	0	0.00
Total Car	257	3533.75	315	4331.25
TwoWheeler	0	330.00	0	0.00
Other Parking	-	-	-	11969.90
Total :	-	3863.75	-	16301.15

FAR &Tenement Details

Block	No. of Same Blg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
WING (ELM)	1	16978.88	97.89	16879.99	660.96	422.69	7.08	0.00	2.70	0.00	0.00	0.00	15769.56	15769.56	116	0.00
WING (CLUB HOUSE)	1	1280.13	13.90	1266.23	76.63	7.20	3.60	0.00	0.36	0.00	0.00	0.00	1178.44	1178.44	00	1227.17
WING (DAPHNE)	1	34661.65	84.33	34577.62	826.22	530.15	7.08	15.87	2.80	1069.14	16301.15	16305.22	15825.22	117	0.00	
Grand Total :	3	52919.66	195.82	52722.84	1563.81	960.04	17.76	15.87	5.86	1069.14	16301.15	32789.22	32789.22	233.00	1227.17	

LOCATION MAP (N.T.S):



SURVEY SKETCH (N.T.S):

DINNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S SUMADHURA HOMES LLP REP BY ITS AUTHORIZED SIGNATORY KANDUKURI BHARAT KUMAR GPA HOLDER FOR B.N. BYREGOWDA AND OTHERS Sy.No. 108 Building, 1st Main MSR Layout, Munnekolala Village, Outer Ring Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

Munyandi K Flat No. 402, park view apartment, ITI layout, MSR Nagar, Bangalore, 8.38170313-14

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE PLAN AT E-KATHA NO. 3612472836, SY NO. 1152(part), 116(1)part) & 116(2)part) OF RACHENAHALLI VILLAGE, K.R. PURAM HOBLI, BANGALORE EAST TALUK.

DRAWING TITLE : (WING - DAPHNE & ELM)
3rd & 4th FLOOR PLAN
(CLUB HOUSE)
TERRACE FLOOR PLAN

SHEET NO : 04 OF 06

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR / TOWN PLANNING OFFICER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

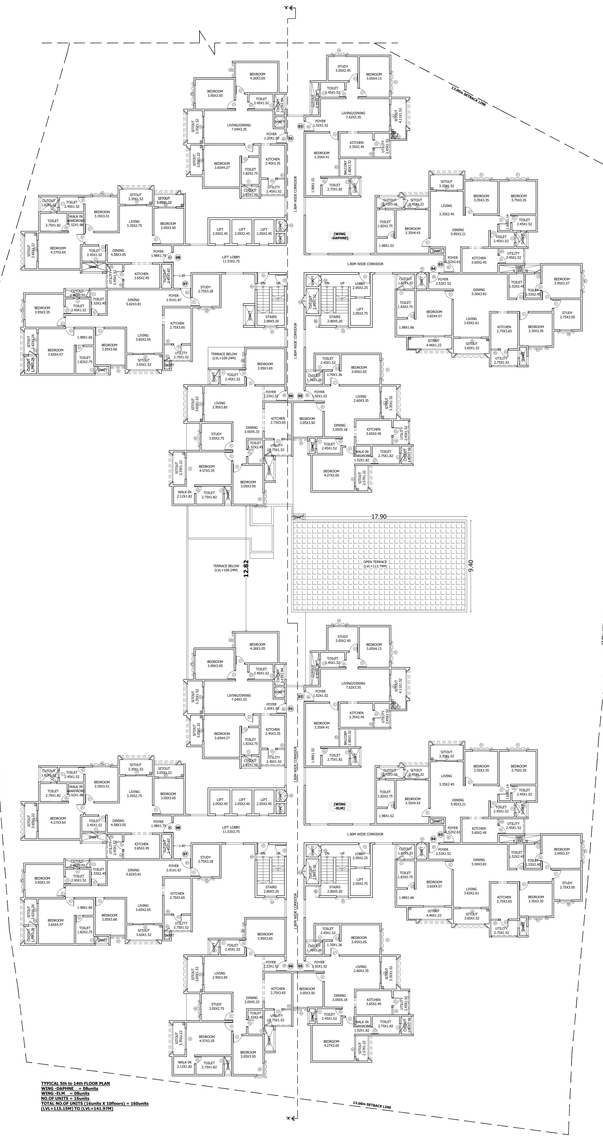
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

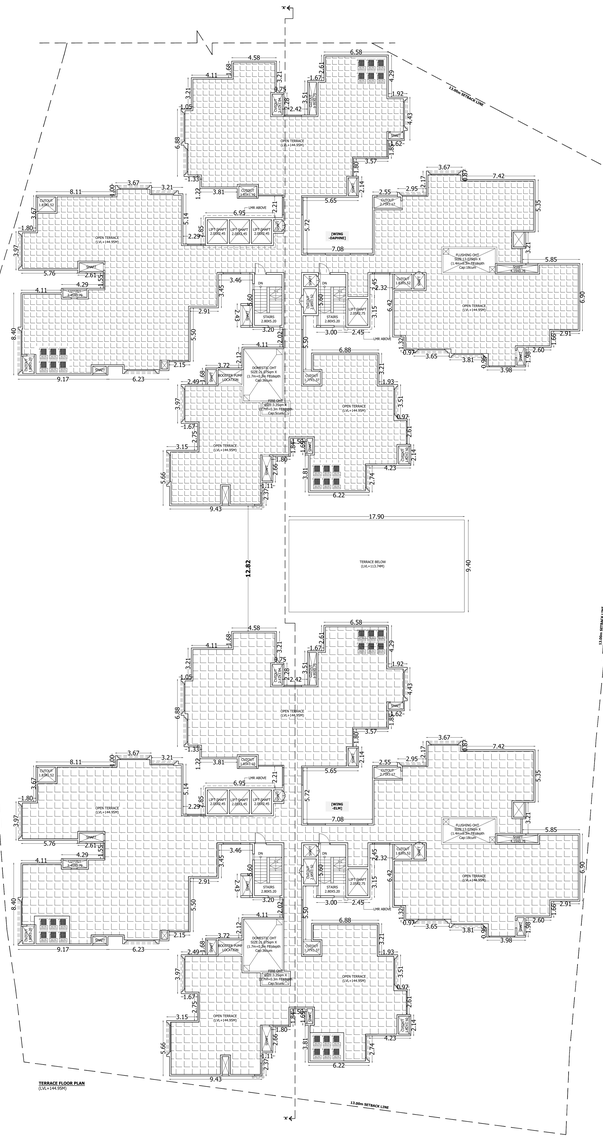
HO - NORTH

This is system generated report and does not require any signature.

Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party softwares/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (1750.00 x 900.00MM)





TERRACE FLOOR PLAN
(LVL+ 144.95M)

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.

1.Sanction is accorded for the Proposed Residential Apartment Building with Club house plan at E-Katha no: 3612472836, by no: 1152(part) , 1161(part)& 1160(part) of Rachenahalli Village, K.R. Puram Hobli, Bangalore East Taluk.

Consist of :

Wing (Daphne) = 2Common Basement+G.F+14Upper floors

Wing (Elm) = 2Common Basement+G.F+13Upper floors

Club house = 2Common Basement+G.F+1Upper floors

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

3.Two Common Basements area reserved for car parking shall not be converted for any other purpose.

4.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.

5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained for the site above 3Ft Sqm.

6.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.

7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

10.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 nearby dumping yard.

11.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.

12.The applicant should provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Essential Commodities) Act, 1966 from the building within the premises.

13.The applicant should 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

14.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.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

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 â€" 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.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

21.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 structure resistant to earthquake.

22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.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.

26.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 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28.The structures with basements shall be designed for structural stability and safety to ensure for wet stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

29.Two-wheeler parking shall be provided as per the building bye-law.

30.The Owner / Association of the high-rise building shall conduct two mock â€" drills in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs

34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single family dwelling unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru City Corporation Act â€" 2020.

39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.Bengaluru City Corporation will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if ownership/title has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.

46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

48.The Owner/Builder/Developer or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g. Water sump, lift pit, basement floor, etc.

49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.

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

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3.Employment of child labour in the construction activities strictly prohibited.

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

Block :WING (DAPHNE)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Stair Case)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Res.			
Terrace Floor	68.18	0.00	68.18	41.31	19.79	7.08	0.00	0.00	0.00	0.00	0.00	00
Thirteenth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Thirteenth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Twelfth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Eleventh Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Tenth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Ninth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Eighth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Seventh Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Sixth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Fifth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Fourth Floor	1152.37	5.54	1146.83	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	1078.48	1078.48	08
Second Floor	1018.64	5.41	1013.23	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	942.98	942.98	07
First Floor	1017.86	5.41	1012.47	41.31	26.86	0.00	0.00	0.00	0.18	0.00	0.00	944.12	944.12	07
Ground Floor	1087.31	6.73	1080.58	41.31	26.86	0.00	15.87	0.18	0.00	0.00	0.00	996.36	996.36	07
Water Reservoir	8821.50	0.00	8821.50	82.63	53.73	0.00	0.00	0.00	0.00	633.07	8051.58	0.00	0.00	00
Lower Basement	8821.50	0.00	8821.50	82.63	53.73	0.00	0.00	0.00	0.00	439.57	8249.58	0.00	0.00	00
Total :	34661.65	84.33	34577.62	826.22	530.15	7.08	15.87	2.80	1069.14	16301.15	15825.22	15825.22	117	
Total Number of Same Blocks	1													
Total :	34661.65	84.33	34577.62	826.22	530.15	7.08	15.87	2.80	1069.14	16301.15	15825.22	15825.22	117	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (DAPHNE)	D1	0.90	2.10	117

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (DAPHNE)	W	1.52	2.10	117

Block :WING (ELM)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Stair Case)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Res.			
Terrace Floor	68.18	0.00	68.18	41.31	19.79	7.08	0.00	0.00	0.00	0.00	00
Thirteenth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08	
Twelfth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08	
Eleventh Floor	1152.98	6.81	1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08	
Tenth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08	
Ninth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08	
Eighth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08	
Seventh Floor	1152.98	6.81	1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08	
Sixth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08	
Fifth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08	
Fourth Floor	1152.98	6.81	1146.17	41.31	26.86	0.00	0.18	1077.82	1077.82	08	
Third Floor	1043.16	5.39	1037.77	41.31	26.86	0.00	0.18	969.42	969.42	07	
First Floor	1043.04	5.39	1037.65	41.31	26.86	0.00	0.18	969.30	969.30	07	
Ground Floor	966.14	5.39	960.35	41.31	26.86	0.00	0.18	913.00	913.00	06	
Total :	16978.88	97.89	16879.99	660.96	422.69	7.08	2.70	15769.56	15769.56	116	
Total Number of Same Blocks	1										
Total :	16978.88	97.89	16879.99	660.96	422.69	7.08	2.70	15769.56	15769.56	116	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (ELM)	D1	0.90	2.10	116

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (ELM)	W	1.52	2.10	116

Block :WING (CLUB HOUSE)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Stair Case)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area (other than Tenement
	Cutout			StairCase	Lift	Lift Machine	Substructure	Res.		
Terrace Floor	31.87	0.00	31.87	28.27	0.00	3.60	0.00	0.00	0.00	0.00
First Floor	671.09	7.61	663.48	28.27	3.60	0.00	0.18	577.43	577.43	505.88
Ground Floor	631.17	6.29	624.88	20.09	3.60	0.00	0.18	601.01	601.01	621.29
Total :	1280.13	13.90	1268.23	76.63	7.20	3.60	0.36	1178.44	1178.44	1227.17
Total Number of Same Blocks	1									
Total :	1280.13	13.90	1268.23	76.63	7.20	3.60	0.36	1178.44	1178.44	1227

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (CLUB HOUSE)	D1	0.90	2.10	01
WING (CLUB HOUSE)	D1	1.20	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (CLUB HOUSE)	W	1.52	2.10	10

SCALE : 1:150

Color Notes

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

AREA STATEMENT (Bangalore North City Corporation)	VERSION NO.: 1.0.24 VERSION DATE: 26/11/2020
PROJECT DETAIL	
Authority: Bengaluru North City Corporation	Plot Use: Residential
Proposed Department: HO - Bengaluru North City Corporation	Plot Sub Use: Apartment
Approval Condition: BWSSB/A/36/2019-20	Land Use Zone: Residential (Main)
Application Type: General	Plot No.(Part No.): 36/1472836
Proposal Type: Building Permission	City Survey No.: 1152(p),1161(p),1160(p)
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 36/1472836
Location: RING-III	Locality / Street of the property: Rachenahalli Village, K.R. Puram Hobli, Bangalore
Building Line Specified as per Z.R: NA	
Zone: Bidarahalli	
Ward: Ward-006	
Planning District: 305-Tarmandra	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 14139.58
Deduction for NetPlot Area	
Surrender Area of Civil Khandaland Area	1150.05 1011.71
Total :	2161.76
NET AREA OF PLOT	(A-Deductions) 12329.83
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	6013.41
Proposed Coverage Area (22.39 %)	2686.84
Achieved Net coverage area (21.54 %)	2585.84
Balance coverage area left (27.85 %)	3326.57
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	32817.13
Total Perm. FAR area (2.50)	32817.13
Residential FAR (100.00%)	32789.26
Proposed FAR Area	32789.26
Achieved Net FAR Area (2.50)	32789.26
Balance FAR Area (0.00)	27.87
BUILT UP AREA CHECK	
Proposed BuiltUp Area	32722.64
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	32737.64

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WING (ELM)	Residential	Apartment	Highrise	R
WING (CLUB HOUSE)	Residential	Apartment	Highrise	R
WING (DAPHNE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units				Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
WING (ELM)	Residential	Apartment	50 - 225	1	-	1	116	-	
WING (DAPHNE)			50 - 225	1	-	1	117	-	
Total :			-	-	-	-	233	315	

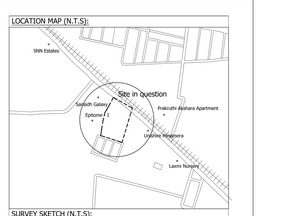
Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	233	3203.75	315	4331.26
Visitor's Car Parking	24	330.00	0	0.00
Total Car	257	3533.75	315	4331.25
Two/Wheeler	0	330.00	0.00	0.00
Other Parking	-	-	-	11969.90
Total :	-	3863.75	-	16301.15

FAR &Tenement Details

Block	No. of Same Blg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area (other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Res.				
WING (ELM)	1	16978.88	97.89	16879.99	660.96	422.69	7.08	0.00	2.70	0.00	0.00	15769.56	15769.56	116	0.00	
WING (CLUB HOUSE)	1	1280.13	13.90	1266.23	76.63	7.20	3.60	0.00	0.36	0.00	0.00	1178.44	1178.44	00	1227.17	
WING (DAPHNE)	1	34661.65	84.33	34577.62	826.22	530.15	7.08	15.87	2.80	1069.14	16301.15	15825.22	15825.22	117	0.00	
Grand Total :	3	52919.66	195.82	52722.84	1563.81	960.04	17.76	15.87	5.86	1069.14	16301.15	32789.22	32789.22	233.00	1227.17	

LOCATION MAP (N.T.S):



SURVEY SKETCH (N.T.S):

DINNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SUMADHURA HOMES REP BY AUTHORIZED SIGNATORY KANDUKURI BHARAT KUMAR GPA HOLDER FOR R.N. BYREGOWDA AND OTHERS Sy.No. 108 Building, 1st Main MSR Layout, Munnekolala Village, Outer Ring Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Munyandi K Flat No. 402, park view apartment, ITI layout, MSR Nagar, Bangalore, 8.38172013-14

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE PLAN AT E-KATHA NO. 3612472836, SY.NO. 1152(part), 1161(part) & 1160(part) OF RACHENAHALLI VILLAGE, K.R. PURAM HOBLI, BANGALORE EAST TALUK.

DRAWING TITLE :
(WING - DAPHNE & ELM) :
TYPICAL 5th to 14th & TERRACE FLOOR PLAN

SHEET NO : 05 OF 06

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST)

ASSISTANT DIRECTOR

DEPUTY DIRECTOR

JOINT DIRECTOR

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO - NORTH

This is system generated report and does not require any signature.

Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party softwares/hardwares/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

LMR
(LVL=+446.450M)
TERRACE FLOOR
(LVL=+444.350M)
14th FLOOR
(LVL=+431.250M)
13th FLOOR
(LVL=+428.050M)
12th FLOOR
(LVL=+424.850M)
11th FLOOR
(LVL=+421.650M)
10th FLOOR
(LVL=+418.450M)
9th FLOOR
(LVL=+415.250M)
8th FLOOR
(LVL=+412.050M)
7th FLOOR
(LVL=+408.850M)
6th FLOOR
(LVL=+405.650M)
5th FLOOR
(LVL=+402.450M)
4th FLOOR
(LVL=+399.250M)
3rd FLOOR
(LVL=+396.050M)
2nd FLOOR
(LVL=+392.850M)
1st FLOOR
(LVL=+389.650M)
GROUND FLOOR
(LVL=+386.450M)
BASEMENT-1/2
(LVL=+383.250M)
DOMESTIC HELP
LIVING ROOM
DOMESTIC HELP
FIRE CAST
DOMESTIC HELP
LIVING ROOM
DOMESTIC HELP
FIRE CAST
TERRACE FLOOR (CLUB HOUSE)
(LVL=+433.750M)
14 FLOOR (CLUB HOUSE)
(LVL=+394.750M)
GROUND FLOOR (CLUB HOUSE)
(LVL=+385.000M)
4.00
4.00
4.00