AREA STATEMENT (IN SQM)

1	SITE AREA FOR DEVELOPMENT (A) = 24.59 ACRES			99515.730	SQM
	PROPOSED EXPRESSWAY ROAD AS PER BIAAPA MASTER PLAN. {NOTIFICATION - BMRDA : TP : EXPRESSWAY : 2006-07, DATED : 03-03-2007} - (B)			9194.500	
	Site AREA CONSIDERED FOR Land reservation C=(A-B)			**90321.23**	**SQM**
2	**5% SITE AREA PERMISSIBLE FOR CIVIC AMENITIES**			**4516.06**	**SQM**
3	PROPOSED FOR CIVIC AMENITIES AREA (D)		4.54%	4516.06	SQM
4	10% SITE AREA PERMISSIBLE FOR OPEN SPACE			9032.12	SQM
5	PROPOSED FOR OPEN SPACE		9.08%	9032.123	SQM
6	**Site AREA CONSIDERED FOR FAR E=(A-D)**			**94999.67**	**SQM**
7	PERMISSIBLE F.A.R.			3.25	
8	PERMISSIBLE F.A.R. AREA			308748.92	SQM
9	TOTAL PROPOSED F.A.R. AREA			306466.98	SQM
10	PROPOSED F.A.R.	TOTAL F.A.R. AREA	306466.98	3.226	
		NET PLOT AREA	94999.67		
11	ROAD WIDTH			32.0 M	
12	SETBACKS PROVIDED ON ALL SIDES			16m	
13	ACHIEVED HEIGHT OF THE BUILDING - FOR APARTMENT			98.95 m	
14	ACHIEVED HEIGHT OF THE BUILDING-FOR AMENITY			17.50 m	
15	Total No of Units (Except EWS)			2283.00	
16	No of EWS (PMAY) UNITS (25% OF GRAND TOTAL UNITS)			690.00	
17	Grand Total No of Units			2973.00	

CAR PARKING STATEMENT FOR BUILDING

SL NO.	BUILDING TYPE	RESIDENTIAL DEVELOPMENT			
1	GRAND TOTAL NO OF RESIDENTIAL UNITS			2973.00	
		UNIT TYPE	UNIT BUILT UP AREA IN SQM	UNIT CARPET AREA IN SQM	NO OF UNIT
	4BHK		265.02	226.79	48
	3 BHK	MIG 1 (UP TO 120SQM)	134.27	104.51	946
	2 BHK	MIG 1 (UP TO 120SQM)	86.9	68.72	1289
	EWS TYPE 1 (1 BHK)	EWS (UP TO 45SQM)	44.25	37.80	390
	EWS TYPE 2	EWS (UP TO 45SQM)	10.02	7.89	300
	TOTAL NO OF RESIDENTIAL UNITS			2973.00	
2	1 TENEMENT EXCEEDING AREA OF 50 SQM (2.5M X 5.5M)				2235
3	Additional car parking for each two Dwelling units, if the DU is less than 50 sq.mt				345
2	1 TENEMENT EXCEEDING AREA OF 150 SQM (2.5M X 5.5M) 2 CARS				96
4	AMENITY BLOCK-		8459.41	SQM	169
	1 CAR PARK PER 50 SQM OF FLOOR AREA (2.5M X 5.5M)				
5	COMMUNITY BUILDING -		6738.24	SQM	136
	1 CAR PARK PER 50 SQM OF FLOOR AREA (2.5M X 5.5M)				
6	TOTAL				2981
7	10 % OF TOTAL CAR PARKING FOR VISITORS				259
8	**TOTAL CAR PARKS REQUIRED**				**3240**
10	BASEMENT CAR PARKS				1575
11	GROUND FLOOR CAR PARKS				878
12	1ST FLOOR CAR PARKS				803
13	SURFACE CARS				15
14	**TOTAL CAR PARKS PROVIDED**				**3271**

CIVIC AMENITIES

SL. NO	DESCRIPTION	AREA IN SQM
1	C.A-1	1729.34
2	C.A-2	2786.72
	TOTAL	**4516.06**

PARK AND OPEN SPACES

SL. NO	DESCRIPTION	AREA IN SQM
1	PARK-1	4964.88
2	PARK-2	4067.24
	TOTAL	**9032.12**

GROUND COVERAGE STATEMENT

1	PERMISSIBLE GROUND COVERAGE		**50**	%
2	SITE AREA CONSIDERED FOR GROUND COVERGE E=(A-B-D)		**85805.17**	
3	PERMISSIBLE GROUND COVERAGE AREA		**42902.58**	SQM
4	PROPOSED GROUND COVERAGE AREA		**41138.31**	SQM
5	PROPOSED COVERAGE AREA	COVERAGE AREA / TOTAL PLOT AREA X 100	**41138.31** / **85805.17**	X 100
6	PROPOSED GROUND COVERAGE		**47.94**	%

UNIT AREA STATEMENT FOR BUILDING

SL NO.	BUILDING TYPE	RESIDENTIAL DEVELOPMENT			
1a+1b	GRAND TOTAL NO OF RESIDENTIAL UNITS		2973.00		
		UNIT TYPE	UNIT BUILT UP AREA IN SQM	UNIT CARPET AREA IN SQM	NO OF UNIT
	PMAY UNITS (80% OF TOTAL UNITS)				
1a	3 BHK	MIG 1 (UP TO 120SQM)	111.46 - 129.80	94.62 - 109.96	946
	2 BHK	MIG 1 (UP TO 120SQM)	72.58-88.38	62.23 - 71.41	1289
	Total no of LIG & MIG units				2235
	EWS TYPE 1 (1 BHK)	EWS (UP TO 45SQM)	44.89 - 45.50	37.91	390
	EWS TYPE 2	EWS (UP TO 45SQM)	8.59 - 9.63	7.01 - 7.91	300
	Total No of EWS units				690
	Total no of PMAY Units				2925
1b	4BHK	HIG (ABOVE 200SQM)	265.70 - 273.26	207.73 - 216.65	48
	Grand Total No of Units				2973

COMBINED AREA STATEMENT IN SQM

SL NO	FLOOR NAME	GROSS AREA	Deductions /OTS / CUT OUT	Buit up Area	NON FAR STAIRCASE & Deductions	PARKING/ TERRACE	FAR AREA	NO. OF UNITS				
								4 BHK	3 BHK	2 BHK	1 BHK	EWS
		A	B	C= A-B	D	E	G=C-D-E					
	BELOW BASEMENT SERVICES	1000.00	0.00	1000.00	0.00	0.00	0.00					
1	BASEMENT FLOOR	49741.75	0.00	49741.75	1573.55	47032.68	1135.52					
2	GROUND FLOOR	42217.84	4748.16	37469.68	419.32	35921.52	1128.84					
3	1ST Floor	39105.57	3435.79	35669.78	400.97	33122.23	2146.58	0.00	4.00	7.00	6.00	
4	2nd Floor	11247.35	1335.72	9911.63	299.36	0.00	9612.27	0.00	36.00	35.00	9.00	12.00
5	3rd Floor	11245.42	1965.82	9279.60	299.36	0.00	8980.24	0.00	36.00	35.00	9.00	12.00
6	4th Floor	11240.24	1378.36	9861.88	299.36	0.00	9562.52	0.00	36.00	43.00	9.00	12.00
7	5th Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
8	6th Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
9	7th Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
10	8th Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
11	9th Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
12	10th Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
13	11th Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
14	12th Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
15	13th Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
16	14th Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
17	15th Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
18	16th Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
19	17th Floor	11858.54	1425.86	10432.68	299.36	697.40	9435.92	0.00	36.00	38.00	14.00	12.00
20	18th Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
21	19th Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
22	20th Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
23	21st Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
24	22nd Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
25	23rd Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
26	24th Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
27	25th Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
28	26th Floor	11751.58	1408.38	10343.20	299.36	0.00	10043.84	0.00	36.00	46.00	14.00	12.00
29	27th Floor	12443.84	1387.82	11056.02	299.36	697.40	10059.26	24.00	12.00	38.00	14.00	0.00
30	28th Floor	12255.70	2005.56	10250.14	299.36	0.00	9950.78	0.00	12.00	46.00	14.00	0.00
31	29th Floor	12336.88	1370.40	10966.48	299.36	0.00	10667.12	24.00	12.00	46.00	14.00	0.00
32	30th Floor	9729.89	1737.03	7992.86	240.94	0.00	7751.92	0.00	6.00	35.00	7.00	0.00
33	Terrace floor	972.43	152.58	819.85	819.85	0.00	0.00					
A	**Total**	**472178.63**	**50519.08**	**421659.55**	**11836.71**	**117471.23**	**291351.61**	**48.00**	**946.00**	**1289.00**	**390.00**	**300.00**
B	**AMENITY BLOCK TOTAL (WING 9)**	10212.78	1515.84	8696.94	237.53	0.00	8459.41					
C	**COMMUNITY TOWER TOTAL (WING 10)**	9925.92	120.61	9805.31	191.84	2957.51	6655.96					
D	**GRAND TOTAL (A+B+C)**	**492317.33**	**52155.53**	**440161.80**	**12266.08**	**120428.74**	**306466.98**					

BLOCK A WING-1

RESIDENTIAL BLOCK

AREA STATEMENT IN SQM

SL NO	FLOOR NAME	GROSS AREA	Deductions /OTS / CUT OUT	Buit up Area	NON FSI STAIRCASE Deductions	PARKING/REFUGE/ TERRACE	NO OF WINGS	FAR AREA	3 BHK	2 BHK	1 BHK
		A	B	C= A-B	D	E		G=C-D-E			
1	1st FLOOR	1993.20	292.88	1700.32	58.42		1.00	1641.90	4.00	7.00	6.00
2	2nd Floor	2530.39	260.31	2270.08	58.42		1.00	2211.66	6.00	10.00	7.00
3	3rd Floor	2529.42	339.29	2190.13	58.42		1.00	2131.71	6.00	10.00	7.00
4	4th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
5	5th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
6	6th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
7	7th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
8	8th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
9	9th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
10	10th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
11	11th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
12	12th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
13	13th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
14	14th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
15	15th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
16	16th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
17	17th Floor (REFUGE)	2576.59	277.24	2299.35	58.42	108.40	1.00	2132.53	6.00	10.00	7.00
18	18th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
19	19th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
20	20th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
21	21st Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
22	22nd Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
23	23rd Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
24	24th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
25	25th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
26	26th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
27	27th Floor (REFUGE)	2576.59	277.24	2299.35	58.42	108.40	1.00	2132.53	6.00	10.00	7.00
28	28th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
29	29th Floor	2525.81	268.53	2257.28	58.42		1.00	2198.86	6.00	11.00	7.00
30	Terrace floor	75.80	0.00	75.80	75.80		1.00	0.00	0.00	0.00	0.00
	Total	72901.43	7891.68	65009.75	1769.98	216.80		63022.97	172.00	311.00	202.00
									685.00		

BLOCK D WING 9

AMENITY BLOCK

AREA STATEMENT IN SQM

SL NO	FLOOR NAME	GROSS AREA	Deductions /OTS / CUT OUT	Buit up Area	NON FAR STAIRCASE Deductions	PARKING/ TERRACE	NO OF WINGS	FAR AREA
		A	B	C= A-B	D	E		G=C-D-E
1	Ground floor	**744.44**	**0.00**	744.44	**3.44**	**0**	**1**	741.00
2	1ST Floor	1908.77	697.94	1210.83	45.32	0.00	1.00	1165.51
3	2nd Floor	3703.26	44.11	3659.15	60.16	0.00	1.00	3598.99
4	3rd Floor	3772.50	758.43	3014.07	60.16	0.00	1.00	2953.91
5	Terrace floor	83.81	15.36	68.45	68.45	0.00		0.00
	Total	10212.78	1515.84	8696.94	237.53	0.00		8459.41

BLOCK D WING 10

COMMUNITY BLOCK

AREA STATEMENT IN SQM

SL NO	FLOOR NAME	GROSS AREA	Deductions /OTS / CUT OUT	Buit up Area	NON FAR STAIRCASE Deductions	PARKING/ TERRACE	NO OF WINGS	FAR AREA
		A	B	C= A-B	D	E		G=C-D-E
1	BASEMENT FLOOR	3091.94	24.87	3067.07	63.14	2957.51	1.00	46.42
2	GROUND FLOOR	3715.15	46.52	3668.63	65.56	0.00	1.00	3603.07
3	1st Floor	3118.83	49.22	3069.61	63.14	0.00	1.00	3006.47
	Total	9925.92	120.61	9805.31	191.84	2957.51		6655.96

BLOCK B WING 2 (RESIDENTIAL BLOCK): AREA STATEMENT IN SQM

BLOCK B WING 3 (RESIDENTIAL BLOCK): AREA STATEMENT IN SQM

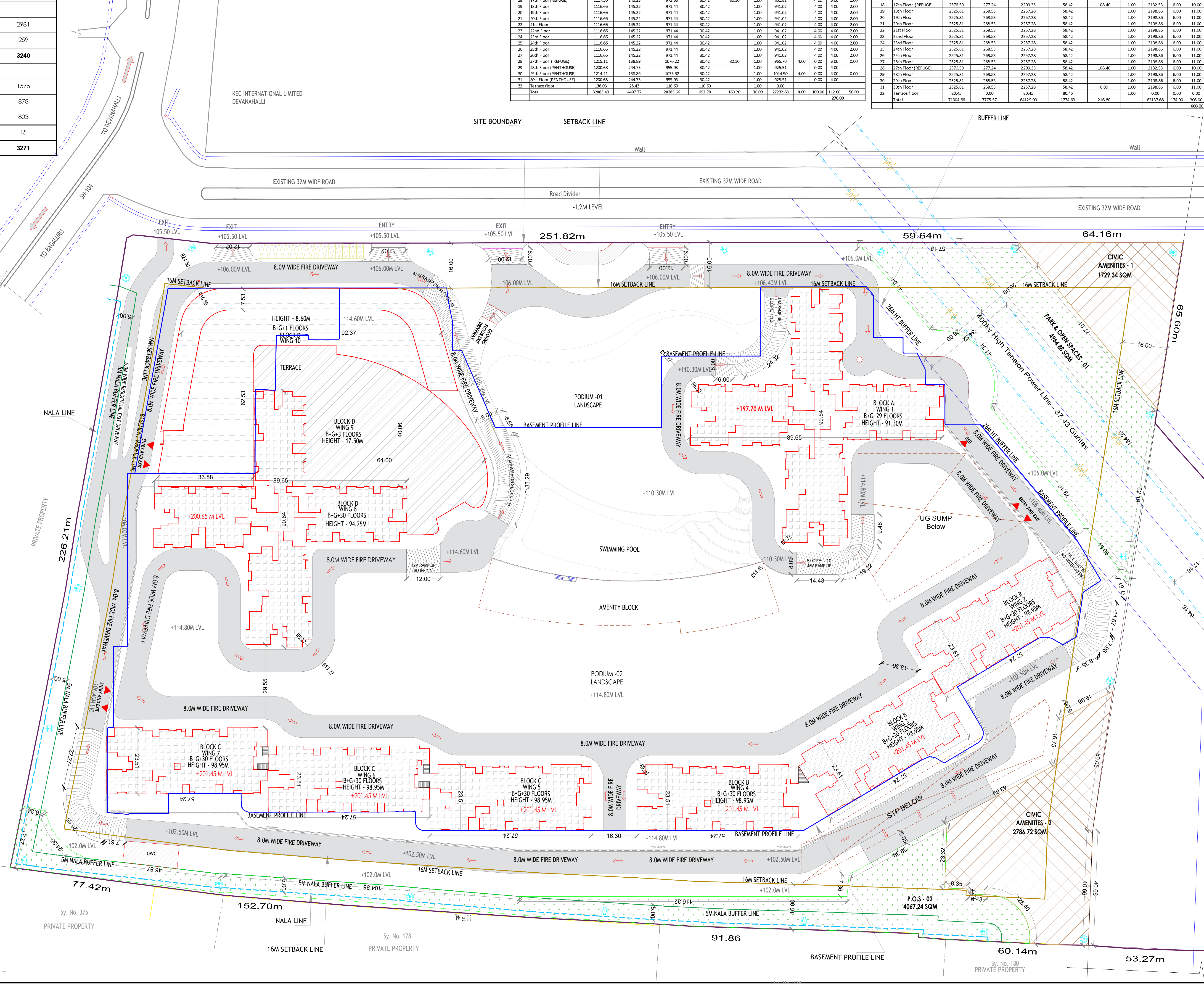
BLOCK B WING 4 (RESIDENTIAL BLOCK): AREA STATEMENT IN SQM

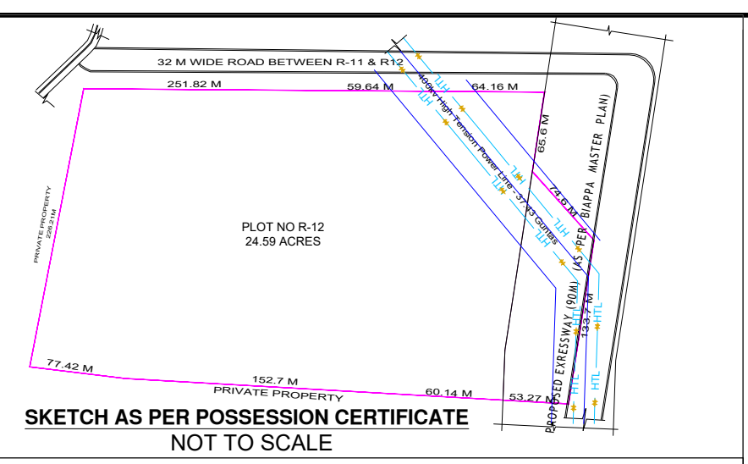
BLOCK C WING 5 (RESIDENTIAL BLOCK): AREA STATEMENT IN SQM

BLOCK C WING 6 (RESIDENTIAL BLOCK): AREA STATEMENT IN SQM

BLOCK C WING 7 (RESIDENTIAL BLOCK): AREA STATEMENT IN SQM

BLOCK D WING 8 (RESIDENTIAL BLOCK): AREA STATEMENT IN SQM


SITE BOUNDARY
SETBACK LINE
KEC INTERNATIONAL LIMITED DEVANAHALLI
TO DEVANAHALLI
TO BAGALURU
SH-104
NALA LINE
EXISTING 32M WIDE ROAD
Road Divider
Wall
251.82m
59.64m
64.16m
65.60m
74.60m
133.70m
226.21m
77.42m
152.70m
91.86
60.14m
53.27m
16M SETBACK LINE
8.0M WIDE FIRE DRIVEWAY
BLOCK D WING 10
HEIGHT - 8.60M
TERRACE
BLOCK D WING 9 B+G+3 FLOORS HEIGHT - 17.50M
BLOCK A WING 1 B+G+29 FLOORS HEIGHT - 91.30M
BLOCK B WING 2 B+G+30 FLOORS HEIGHT - 98.95M
BLOCK B WING 3 B+G+30 FLOORS HEIGHT - 98.95M
BLOCK B WING 4 B+G+30 FLOORS HEIGHT - 98.95M
BLOCK C WING 5 B+G+30 FLOORS HEIGHT - 98.95M
BLOCK C WING 6 B+G+30 FLOORS HEIGHT - 98.95M
BLOCK C WING 7 B+G+30 FLOORS HEIGHT - 98.95M
BLOCK D WING 8 B+G+30 FLOORS HEIGHT - 98.95M
PODIUM -01 LANDSCAPE
PODIUM -02 LANDSCAPE
SWIMMING POOL
AMENITY BLOCK
UG SUMP Below
STP BELOW
CIVIC AMENITIES - 1 1729.34 SQM
CIVIC AMENITIES - 2 2786.72 SQM
P.O.S - 02 4067.24 SQM
PARK & OPEN SPACES - 01 4964.88 SQM
BASEMENT PROFILE LINE
BUFFER LINE
PROPOSED EXPRESSWAY (90M) (AS PER BIAAPA MASTER PLAN)
EXISTING 32M WIDE ROAD
5M NALA BUFFER LINE
PRIVATE PROPERTY
Sy. No. 375
Sy. No. 178
Sy. No. 180
Sy. No. 417
Pylon

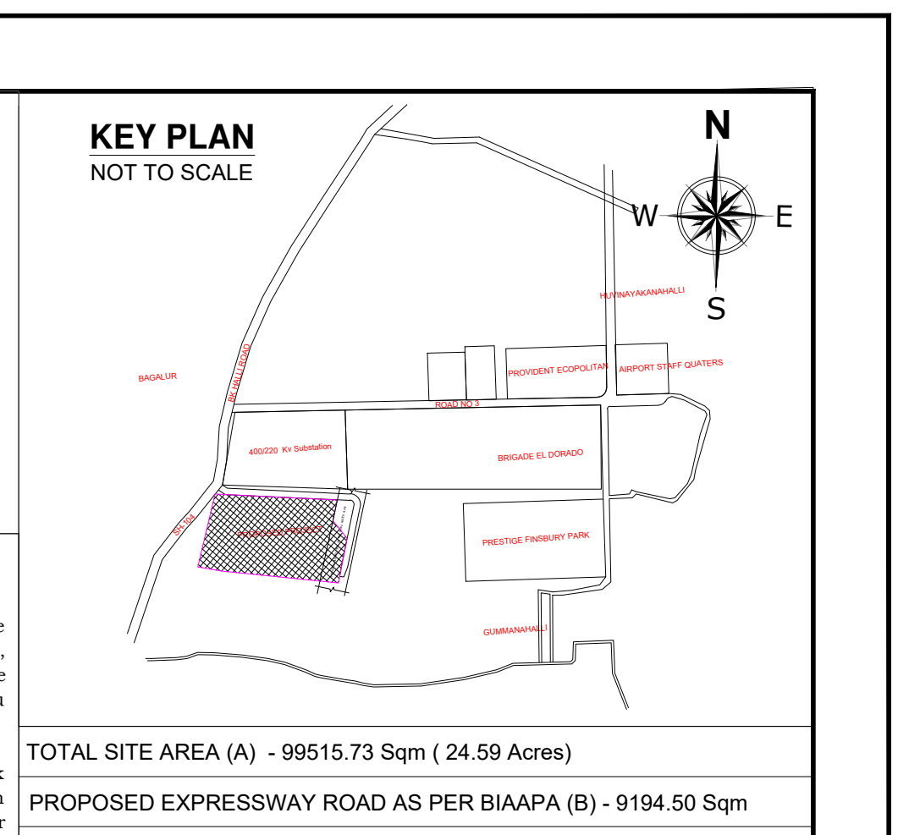

32 M WIDE ROAD BETWEEN R-11 & R12
251.82 M
59.64 M
64.16 M
65.6 M
74.6 M
133.7 M
PLOT NO R-12
24.59 ACRES
PRIVATE PROPERTY
77.42 M
152.7 M
60.14 M
53.27 M
PROPOSED EXPRESSWAY (90M) (AS PER BIAAPA MASTER PLAN)
400kV High Tension Power Line - 37.43 Guntas

SKETCH AS PER POSSESSION CERTIFICATE

NOT TO SCALE

KEY PLAN

NOT TO SCALE



TOTAL SITE AREA (A) - 99515.73 Sqm (24.59 Acres)

PROPOSED EXPRESSWAY ROAD AS PER BIAAPA (B) - 9194.50 Sqm

TOTAL NET SITE AREA C=(A-B) - 90321.23 Sqm (22.31 Acres)

TOTAL BUILTUP AREA - 440161.80 Sqm

LAND USE ANALYSIS

SL.NO	DESCRIPTION	AREA IN SQM	%
1	EXTENT OF SITE AREA (A)	99515.73	
2	PROPOSED EXPRESSWAY ROAD AS PER BIAAPA MASTER PLAN (B)	9194.50	
3	NET SITE AREA C=(A-B)	90321.23	100.00
4	PARKS & OPEN SPACES (P.O.S)	9032.12	10.00
5	CIVIC AMENITIES (C.A)	4516.06	5.00
6	SURFACE CAR PARKING	206.25	0.23
7	INTERNAL DRIVEWAY WITH GROUND COVERAGE OF THE BUILDINGS	76566.80	84.77
	TOTAL	**90321.23**	**100.00**

CALCULATION OF FAR, GROUND COVERAGE & PARKING

$$\text{COVERAGE} = \frac{\text{TOTAL PLINTH AREA}}{\text{SITE AREA}} \times 100$$

$$= \frac{41138.31}{85805.17} \times 100 = \mathbf{47.94\%} \quad \mathbf{< 50\%}$$

$$\text{FAR} = \frac{\text{TOTAL FAR AREA}}{\text{SITE AREA}}$$

$$= \frac{306466.98}{94999.67} = \mathbf{3.226} \quad \mathbf{< 3.25}$$

SCHEDULE OF PROPERTY

NORTH	32M WIDE KIADB ROAD
SOUTH	PRIVATE LAND
EAST	PROPOSED EXPRESSWAY (90M) (AS PER BIAAPA MASTER PLAN)
WEST	PRIVATE LAND

SET BACK

	PERMISSIBLE (in M)	ACHIEVED (in M)
NORTH	16.00	16.00
SOUTH	16.00	16.00
EAST	16.00	16.00
WEST	16.00	16.00

LEGEND

1	▨	PROPOSED AREA	▬	SET BACK LINE
2	▭	COMMUNITY BUILDING	▬	SITE BOUNDARY
3	▨	AMENITY BUILDING	▬	BASEMENT PROFILE LINE
4	▩	CIVIC AMENITIES	┈	HIGH TENSION LINE
5	▭	HARDSCAPE	- - -	NALA LINE
6	▦	LANDSCAPE ON MOTHER EARTH	RH	RAIN WATER HARVESTING PIT
			▭	CAR PARKING

SCALE	PRINT:	NOTE:-
1:725	PAPER SIZE: 841x 1189	A. ALL DIMENSIONS ARE IN METER B. TO BE PRINTED IN A0 SIZE SHEET

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Sanction Plan approval letter

1. Sanction is accorded for the proposed RESIDENTIAL BUILDING - (Affordable Housing Project with amenities) on Plot No. R-12 Sy.no.s 417, 418, 419, 423, 389, 390, 391, 392, 393 and 177, of Hi-tech defence and Aerospace park (Hardware sector) industrial Area / SUC at Bengaluru North Yelahanka Taluk, Bengaluru Urban Dist.

2. Sanction is accorded for (Block A-wing 1, Block B-wing 2,3,4 and Block C-wing 5,6,7 and Block D-wing 8,9,10) establishing Affordable Housing Project with amenities. The use of the building shall not be deviated for Self/rented to any other use.

3. Need to submit the drawings for the remaining area of 2.06% as per terms and conditions of lease agreement.

4. Surface area and Basement Floor/Ground floor /Stilt floor Area reserved for parking shall not be converted for any other purpose.

5. Sanction Plans and approval letter shall be posted in a conspicuous place of the sanctioned premises. The sanctioned plans and the copies of approval letter with specifications shall be mounted on a frame and displayed. They shall be made available during inspections.

6. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns above ground "COMMENCEMENT CERTIFICATE shall be obtained mandatorily, failing which the Occupancy Certificate is not issued. Further the Commencement Certificate and Occupancy Certificate shall be obtained from KIADB only. Not from any local authority as per the GO No: CI 652 SPA 2023, Bengaluru Dated: 01-06-2024 and subsequent circulars from UD No: UD 18 MWP 2024 (E) Dated: 29-07-2024 and RDPR No: RDPR/279/GPA/2024 Dated: 16-07-2024.

7. Construction or reconstruction of the building should be completed before the expiry of Dt:________ from the date of issue of approval & within one month after its completion shall apply for permission to occupy the building.

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

9. All boundry stones should be properly preserved during the period of construction of building.

10. The Company/Owner shall ensure fire safety norms during Construction and after occupancy as per Fire and Emergency Services Dept.

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

12. The Company/Owner 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.

13. The industrialist is prohibited from selling/renting the setback area/open spaces and the common facility areas.

14. The Company/Owner shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 m from the building within the premises.

15. The Company/Owner 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.

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

17. Ensure that all natural nala/halla/valley/kaluve and tank/pond as per the village/revenue map in the said land shall not be disturbed and reserved as it is and suitable buffer shall be reserved as per the KIADB/Local Body/Authority issued from time to time.

18. If the proposed site is falling under local planning area of approved master plan, then the proposed Master plan roads along with road widening area shall be reserved and handed over to the Board/authority free of cost.

19. Adhere to the terms & conditions stipulated in the deed of lease/sale executed by you with the Board.

20. Obtain all necessary clearances as applicable from all statutory authorities and produce the same on demand from Board.

21. The natural sloping pattern of the project site shall remain unaltered and the material hydrology of the area be maintained as it is to ensure natural flow of storm water.

22. You are not permitted to drill any Bore Well in the proposed site without permission from KIADB and Mines and Geology Dept. GoK.

23. You are requested to get the construction drawings certified by Empanelled Structural Engineer who has issued the Structural Stability Certificate.

24. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from KIADB.

25. The Company/Owner 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.

26. 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.

27. Buildings designed by company in-house structural engineer shall be 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 Company/Owner/builder and the structural engineer.

28. The Company/Owner shall compulsorily install solar as alternative power recourse for the building in case of non-residential. And install solar for water heaters in case of residential building.

29. Facilities for physically handicapped persons prescribed in Board Regulations/Local Building Bye Laws/Zonal regulations /National Building Code and Government orders time to time shall be ensured.

30. The Company/Owner shall provide at least one separate 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.

31. Garbage originating from Non-Residential/Residential buildings shall be segregated into organic, inorganic and Industrial 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).

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

33. Two-wheeler parking shall be provided as per Board Regulations/Local Building Bye Laws/Zonal regulations /National Building Code.

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

35. The Builder/ Contractor/ Empanelled Professional (Architect/Engineer/ Str.Engineer/Town planner) 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 Company/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 KIADB

36. The Company/Owner should follow the instruction of KIADB / BWSSB / Water Supply & Sewerage Department regarding utilization of treated water for all construction activities.

37. The Company/Owner/Developer shall abide Construction and Demolition Waste Management Rules, 2016/ The Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016/ Solid Waste Management Rules, 2016 (SWM Rules, 2016)

38. The Company/Owners/Developers shall make necessary provision to charge electrical vehicles.

39. The Company/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.

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

41. If the Company/Owner deviate building construction against the sanctioned plan the action will be initiated according to KIADB Act 1966 or any other Regulations governing the deviation issued from time to time.

42. The Company/Owner/Empanelled Professionals (Architect/Engineer/Str.Engineer /Town Planner) shall also adhere to the special conditions imposed in the Sanction plan approval letter.

43. The Company/Owner/ Empanelled Professionals (Architect/Engineer/Str.Engineer/Town Planner) should abide by the conditions imposed in the NOC issued from various departments wherever applicable.

44. In case if the documents submitted in respect of property in question is found to be false or fabricated or if Company/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.

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

46. The permission is issued based on information submitted by the Company/Owner. The Board is not responsible for pending court cases in any court of law.

47. The permission is issued based on information submitted by the Company/Owner. This cannot be considered for claiming the Company/Ownership of the property.

48. 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, KIADB is not responsible for such loss, Company/Owner/Builder/GPA holder/developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

49. The Company/Owner shall not engage the child labour and shall adhere to the labour law issued and amended from time to time.

50. ETP & STP Plants shall be compulsorily setup by Industries with capacity as insisted from KSPCB and re-cycle the water in industrial units with employees more than 500 persons.

APPLICANT SIGNATURE

EMPANELLED TOWN PLANNER
Empanelment Number: KIADB/T.P/005/2017-18
Karnataka Industrial Area Development Board

Empanelment Number: KIADB/T.P/005/2017-18

EMPANELLED PROFESSIONAL SIGNATURE

PROJECT TITLE

PROPOSED **AFFORDABLE HOUSING WITH AMENITIES** IN FAVOUR OF **M/S KVN PROPERTY HOLDINGS LLP** AT **PLOT NO R-12** HI-TECH AEROSPACE AND DEFENCE PARK (HARDWARE SECTOR) INDUSTRIAL AREA, BAGALURU VILLAGE, JALA HOBLI, BENGALURU NORTH YELAHANKA TALUK, BANGALORE URBAN DISTRICT.

DRAWING TITLE: SITE PLAN / MASTER PLAN

SHEET NO :01 OF 43	DATE:20-10-2025
DRAWN BY:BM	CHECKED AND APPROVED BY:HN

ARCHITECTS : KEMBHAVI ARCHITECTURE FOUNDATION
BANGALORE:
'SHREYAS', PLOT NO. 1872, 11th MAIN,
38th 'A' CROSS, 4th 'T' BLOCK,
JAYANAGAR, BANGALORE
TEL: 22441557, 22442734
website: www.kembhaviarchitects.com
email: kembhaviarch@gmail.com
kaf.blr@kembhaviarchitects.com

ARCHITECT DETAILS:
INDRAJIT.S.KEMBHAVI
CA/2000/26684,
BCC/BL-3.6/A-2569/14-15

Hybrid Urbanists Private Limited.
8 / 1, 1st Main Road, Amarjyothinagar, Vijayanagar,
Bangalore - 560040 - India
email: hybridurbanists@gmail.com
Web: www.hybridurbanists.com
Phone: 9611481156

Q.R. CODE (OFFICE USE ONLY)

Digitally signed by ASHOK KUMAR
Date: 2026.03.07 18:35:57 +05:30
Reason: Approved