

- Approval Condition:
1. Sanction is accorded for the following conditions and additional conditions mentioned in the Building Licence.
  2. Sanction is accorded for Residential Building plan at 190/249/3/1/2B, KEMPAPURA VILLAGE, YELAHANKA HOBLI, BANGALURU, Bangalore.
  3. Consent of the Building + Ground + 4 for 10' Ground + 4 U.F. only.
  4. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
  5. 14722.26 sq.m. reserved for car parking shall not be covered for any other purpose.
  6. Licenses 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 for inspection services as per By-law No. 100 of the Act.
  7. On completion of foundation or before erection of walls on the foundation and in the case of column structure before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained for the above DTI form.
  8. 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 reconstruct the building.
  9. Necessary ducts for running telephone cables, cables at ground level for postal services & space for running garbage within the premises shall be provided.
  10. The applicant shall construct temporary hoarding for the use of construction workers and it should be demolished after the construction.
  11. The applicant shall ensure that the construction work against any accident / untoward incidents arising during the time of construction.
  12. The applicant shall not stock any building materials / debris on footpaths or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
  13. The applicant / builder / contractor shall provide the setback area open space and the common facility areas, which shall be accessible to all the tenants and occupants.
  14. The applicant shall provide a space for loading the distribution transformers & associated equipment as per K.E.C. (E&T) code covering 3.00 mtrs. from the building with the premises.
  15. The applicant shall provide a separate room preferably 4.50 x 3.60 m in the basement for installation of telecom equipment also to be made available for inspection services as per By-law No. 100 of the Act.
  16. 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 the vicinity of the site.
  17. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
  18. 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, written in the second instance and cancel the registration / file same is reported for the first time.
  19. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (By-law No. 3) under sub-section (4) (a) to (k).
  20. The building shall be constructed under the supervision of a registered structural engineer.
  21. The building shall be constructed under the supervision of a registered structural engineer.
  22. 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 By-law.
  23. The building shall be designed and constructed according to the norms prescribed in National Building Code of India in "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.
  24. 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.
  25. The applicant shall provide solar water heaters as per table 17 of the By-law No. 23 for the building.
  26. Facilities for physically handicapped persons prescribed in schedule VI (By-law No. 31) of Building bye-laws 2003 and Government orders time to time shall be provided.
  27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also provision shall be approached through a ramp for the physically handicapped persons together with the steps for the use of the building.
  28. 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 7:00 PM and shall not resume the work earlier than 7:00 AM to avoid nuisance during day hours and early morning.
  29. 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 proper structure for the safety of the structure as well as neighboring property, public roads and footpaths and besides ensuring safety of workers and general public by erecting safe barricades.
  30. The Owner / Association of the high-rise building shall conduct two mock fire drills in the building one before the onset of summer and another during the summer and ensure complete safety in respect of fire.
  31. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
  32. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
  33. Employment of child labour in the construction activities strictly prohibited.
  34. Obtaining NOC from the Labour Department before commencing the construction work is a must.

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 BMRP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from the date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BMRP (Planning) Authority of the intention to give intimation in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or laying of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BMSBS specified in the DD letter No. BMSBS/26/2019-20, Dated: 25-06-2019 regarding utilization of treated water for all construction activities to build up an area not less than 2000 Sq.m.
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per waste management by-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 area as part thereof in case of Apartment / group housing / multi dwelling / development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rules and Regulations of Karnataka Energy Conservation Code (KECC) 2018.
38. The Applicant / Owner / Developer shall ensure that the construction plan shall be revised in accordance with the BMRP (Planning) Authority of the intention to give intimation in the form prescribed in Schedule VI.
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. BMRP will not be responsible for any dispute that may arise in respect of property in question.
42. In case of the documents submitted in respect of property in question it should be clear 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 action will be taken.
43. The applicant / 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.
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. If any owner / builder / contractor / developer shall take all precautionary measures to ensure the safety of persons involved in the construction activities.
47. In case of non-compliance of safety precautionary measures or due to any other reason / loss of life or injury or permanent disability caused to persons or damages caused to public or private property, BMRP 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. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Proceeding Register) Letter No. L0565/ET/013, dated 01.04.2011.
49. The 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.
50. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
51. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
52. Any part of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site work place also not registered with the Karnataka Building and Other Construction workers Welfare Board.

AREA STATEMENT (BMRP)	VERSION NO. 1.0.29	VERSION DATE: 26/03/2025
PROJECT DETAIL:	Authority: BMRP	Plan: Residential
	Project No: 190/249/3/1/2B	Plot: Kulkarni Apartment
	Application Type: General	Land Use: Residential / RMB
	Proposed Use: Building Permission	Plan No: 190/249/3/1/2B
	Title of Section: NEW	City Survey No: 108
	Location: RRV-II	Katha No: 04 per Katha Extract: 190/249/3/1/2B
	Building Line Specified as per Z.R. Sanction: Road	Locality: Street of the property: KEMPAPURA VILLAGE, YELAHANKA HOBLI, BANGALURU
THREATING OBJECTS:	SO/Stray/Structure	
NET AREA OF PLOT:	(A) (Deductions)	1945.84
AREA OF PLOT (Minimum):		1945.84
COVERED AREA:		8712.32
	Permissible Coverage Area (50.00 %)	8975.39
	Proposed Coverage Area (55.6 %)	2796.83
	Actual Net Coverage Area (35.6 %)	3306.61
	Permissible FAR (100.00 %)	3306.61
	Proposed FAR Area	3306.61
	Actual Net FAR Area (1.75)	58.51
	Balance FAR Area (0.00)	
BUILT UP AREA CHECK:		
	Proposed Built Up Area	5110.26
	Substructure Area Add in BUA (Layout U/L)	55.91
	Achieved Built Up Area	5166.17

Approval Date:

Color Notes:

COLOR INDEX

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK A (BUILDING)	Residential	Apartment	Highrise	R
BLOCK B (BUILDING)	Residential	Apartment	Highrise	R
BLOCK C (BUILDING)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.Mt)	Units	Prop	Reqd. Unit	Car	Reqd. Prop
BLOCK A (BUILDING)	Residential	Apartment	50-225	1	-	1	105	-
BLOCK B (BUILDING)	Residential	Apartment	50-225	1	-	1	55	-
BLOCK C (BUILDING)	Residential	Apartment	50-225	1	-	1	85	-
Total							245	350

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.Mt)	Reqd.	Area (Sq.Mt)	Achieved
Car	245	3088.75	350	0	4812.50
Visitors Parking	25	312.50	0	0	0.00
Total Car	271	3701.25	350	0	4812.50
Handicapped	-	307.50	0	0	0.00
Other Parking	-	-	-	-	9029.72
Total	-	4008.75	-	-	14739.22

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.Mt)	Deductions From Gross BUA (Sq.Mt)	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.Mt)	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Tenant (No.)	Carpet Area other than Tenement
BLOCK A (BUILDING)	1	35648.05	5367.82	30280.23	782.10	247.21	4.19	0.00	192.87
BLOCK B (BUILDING)	1	9223.34	1274.47	7948.87	272.68	96.37	4.19	0.00	0.00
BLOCK C (BUILDING)	1	16471.24	3808.08	12663.16	391.39	171.79	4.19	175.09	132.37
Grand Total	3	61342.63	10222.37	51120.26	1446.17	515.37	12.57	175.09	192.87

Block - BLOCK A (BUILDING)

Floor Name	Gross Built Up Area (Sq.Mt)	Deductions From Gross BUA (Sq.Mt)	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.Mt)	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Tenant (No.)
Terrace Floor	122.48	0.00	122.48	93.15	25.14	0.00	0.00
Fourth Floor	4081.03	1044.96	3036.07	93.15	29.33	0.00	0.00
Third Floor	4071.36	1080.78	2990.58	93.15	29.33	0.00	0.00
Second Floor	4086.02	1050.11	3035.91	76.97	29.33	0.00	0.00
First Floor	4089.99	1058.26	3031.73	93.15	29.33	0.00	0.00
Ground Floor	3970.25	1133.73	2836.52	93.15	29.33	0.00	0.00
Basement Floor	15344.88	0.00	15246.88	239.38	75.42	0.00	192.87
Total	38448.05	5367.82	33080.23	782.10	247.21	4.19	192.87
Total Number of Same Blocks	1						
Total	35648.05	5367.82	30280.23	782.10	247.21	4.19	192.87

Block - BLOCK B (BUILDING)

Floor Name	Gross Built Up Area (Sq.Mt)	Deductions From Gross BUA (Sq.Mt)	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.Mt)	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Tenant (No.)
Terrace Floor	63.00	0.00	63.00	46.24	12.57	4.19	0.00
Fourth Floor	1881.35	258.78	1622.57	45.33	16.76	0.00	1540.50
Third Floor	1842.29	259.65	1582.64	45.24	16.76	0.00	1520.62
Second Floor	1881.35	260.84	1620.51	45.28	16.76	0.00	1588.61
First Floor	1833.61	246.68	1586.93	45.33	16.76	0.00	1535.06
Ground Floor	1191.54	268.55	922.99	45.28	16.76	0.00	1430.97
Total	9223.34	1274.47	7948.87	272.68	96.37	4.19	7575.63
Total Number of Same Blocks	1						
Total	9223.34	1274.47	7948.87	272.68	96.37	4.19	7575.63

Block - BLOCK C (BUILDING)

Floor Name	Gross Built Up Area (Sq.Mt)	Deductions From Gross BUA (Sq.Mt)	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.Mt)	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Tenant (No.)
Terrace Floor	84.00	0.00	84.00	65.27	25.14	4.19	0.00
Fourth Floor	3278.33	726.45	2551.88	65.27	29.33	0.00	0.00
Third Floor	3267.52	727.55	2539.97	65.27	29.33	0.00	0.00
Second Floor	3274.40	716.95	2557.45	65.27	29.33	0.00	0.00
First Floor	3267.56	705.14	2562.42	65.27	29.33	0.00	0.00
Ground Floor	3268.83	702.99	2565.84	65.04	29.33	0.00	0.00
Total	16471.24	3808.08	12663.16	391.39	171.79	4.19	175.09
Total Number of Same Blocks	1						
Total	16471.24	3808.08	12663.16	391.39	171.79	4.19	175.09

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (BUILDING)	D2	0.75	2.10	61
BLOCK B (BUILDING)	D1	0.90	2.10	109
BLOCK C (BUILDING)	D	1.00	2.10	56
BLOCK B (BUILDING)	MD	1.10	2.10	55

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (BUILDING)	V	1.00	1.20	135
BLOCK C (BUILDING)	V	1.00	1.20	65
BLOCK B (BUILDING)	W1	1.40	1.80	496
BLOCK C (BUILDING)	W1	1.40	1.80	211
BLOCK B (BUILDING)	W2	3.28	1.80	51
BLOCK C (BUILDING)	W2	3.28	1.80	51
BLOCK B (BUILDING)	W3	3.30	2.10	10
BLOCK C (BUILDING)	W3	3.30	2.10	10
BLOCK B (BUILDING)	W4	3.30	2.10	10
BLOCK C (BUILDING)	W4	3.30	2.10	10
BLOCK B (BUILDING)	W5	3.30	2.10	10
BLOCK C (BUILDING)	W5	3.30	2.10	10
BLOCK B (BUILDING)	W6	3.30	2.10	10
BLOCK C (BUILDING)	W6	3.30	2.10	10
BLOCK B (BUILDING)	W7	3.30	2.10	10
BLOCK C (BUILDING)	W7	3.30	2.10	10
BLOCK B (BUILDING)	W8	3.30	2.10	10
BLOCK C (BUILDING)	W8	3.30	2.10	10
BLOCK B (BUILDING)	W9	3.30	2.10	10
BLOCK C (BUILDING)	W9	3.30	2.10	10
BLOCK B (BUILDING)	W10	3.30	2.10	10
BLOCK C (BUILDING)	W10	3.30	2.10	10

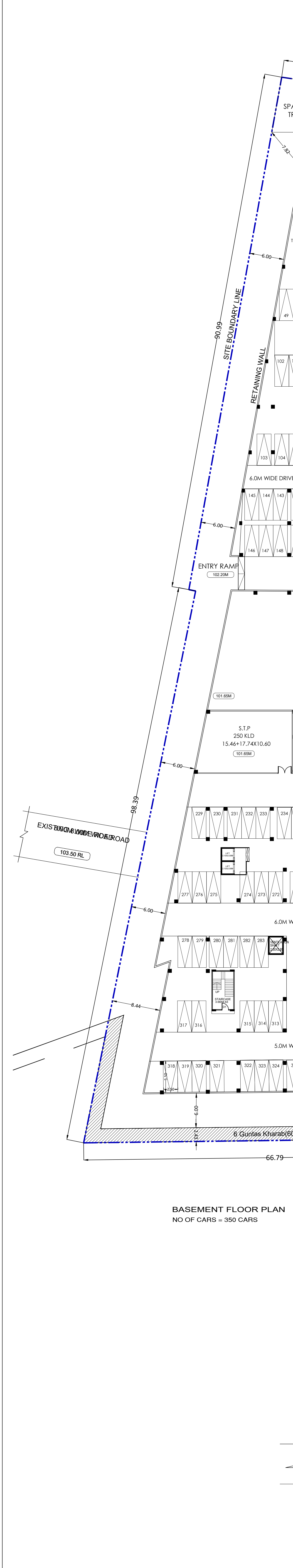
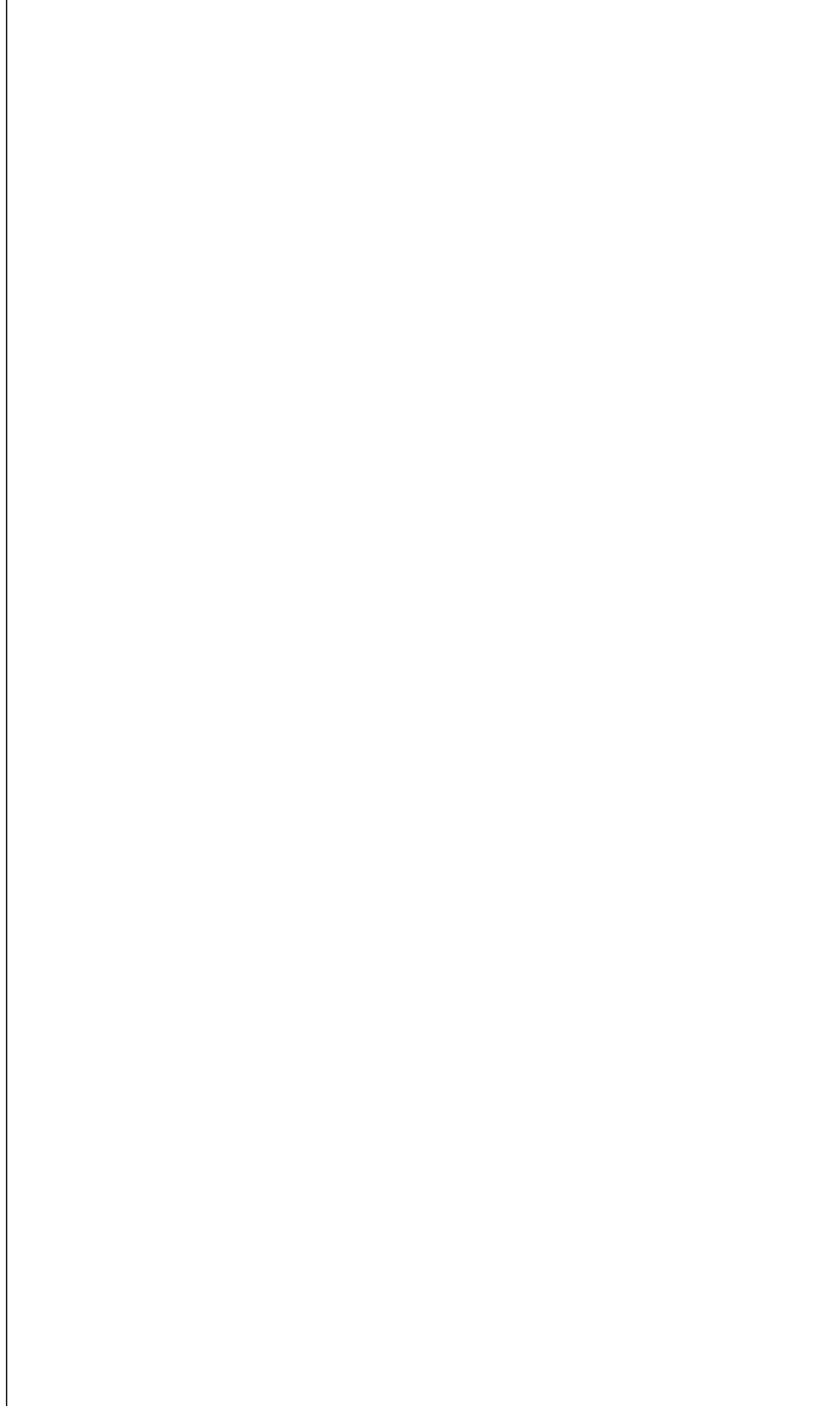
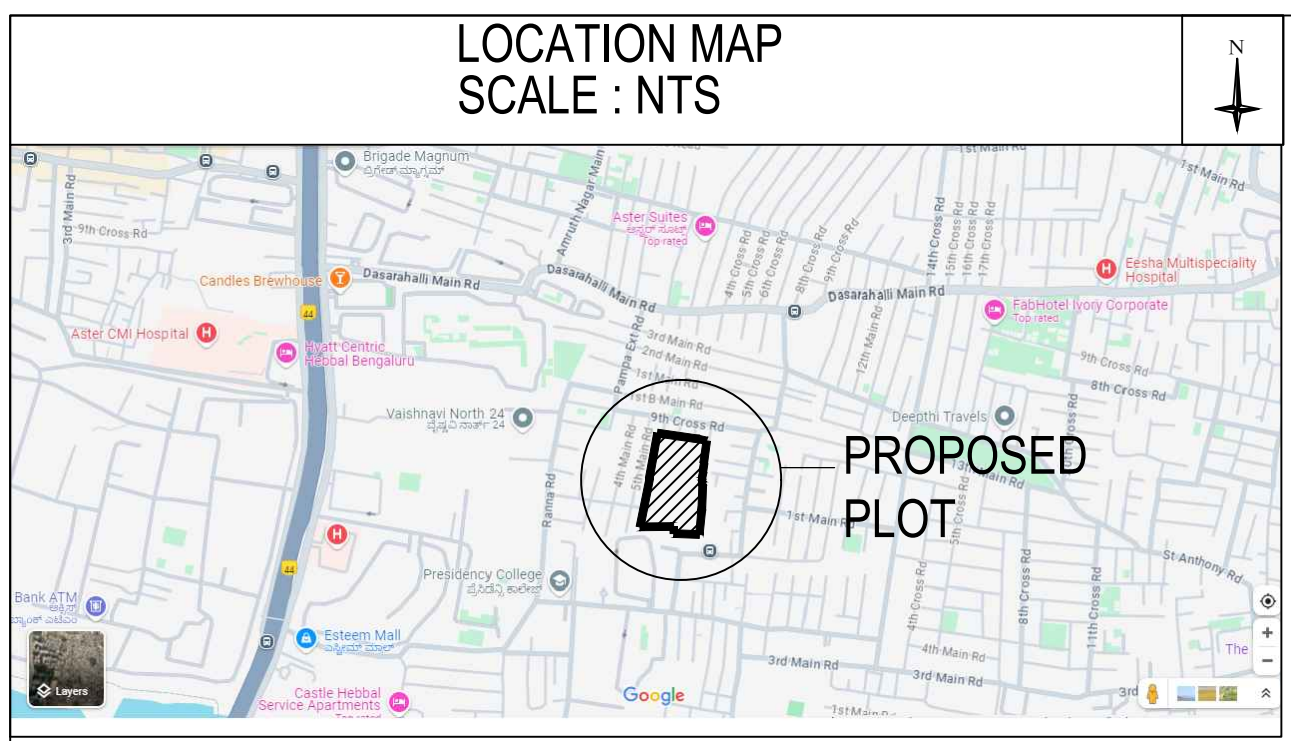
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (BUILDING)	D2	0.75	2.10	266
BLOCK C (BUILDING)	D1	0.90	2.10	224
BLOCK B (BUILDING)	D	1.00	2.10	84
BLOCK C (BUILDING)	MD	1.10	2.10	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (BUILDING)	V	1.00	1.20	179
BLOCK C (BUILDING)	V	1.00	1.20	95
BLOCK B (BUILDING)	W1	1.40	1.80	496
BLOCK C (BUILDING)	W1	1.40	1.80	211
BLOCK B (BUILDING)	W2	3.28	1.80	51
BLOCK C (BUILDING)	W2	3.28	1.80	51
BLOCK B (BUILDING)	W3	3.30	2.10	10
BLOCK C (BUILDING)	W3	3.30	2.10	10
BLOCK B (BUILDING)	W4	3.30	2.10	10
BLOCK C (BUILDING)	W4	3.30	2.10	10
BLOCK B (BUILDING)	W5	3.30	2.10	10
BLOCK C (BUILDING)	W5	3.30	2.10	10
BLOCK B (BUILDING)	W6	3.30	2.10	10
BLOCK C (BUILDING)	W6	3.30	2.10	10
BLOCK B (BUILDING)	W7	3.30	2.10	10
BLOCK C (BUILDING)	W7	3.30	2.10	10
BLOCK B (BUILDING)	W8	3.30	2.10	10
BLOCK C (BUILDING)	W8	3.30	2.10	10
BLOCK B (BUILDING)	W9	3.30	2.10	10
BLOCK C (BUILDING)	W9	3.30	2.10	10
BLOCK B (BUILDING)	W10	3.30	2.10	10
BLOCK C (BUILDING)	W10	3.30	2.10	10

Balcony Calculations Table



- Approval Condition:
1. The Plan/Condition is subject to the following conditions and additional conditions mentioned in the Building Licence.
  2. Sanction is accorded for the Residential Building plan at 190/249/1/2B.
  3. KEMPAPURA VILLAGE, YELAHANNA HOBLI, BANGALORE.
  4. Consent of the Building + Ground + 4.
  5. For 10' Ground + 4 LF only.
  6. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
  7. 147/22 area reserved for car parking shall not be covered for any other purpose.
  8. 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 for inspection.
  9. On completion of foundation or before erection of walls on the foundation and in the case of column structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the above 371 Sqm.
  10. 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.
  11. Necessary ducts for running telephone cables, cables at ground level for postal services & space for running garbage within the premises shall be provided.
  12. The applicant shall construct temporary hoarding for the use of construction workers and it should be demolished after the construction.
  13. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward accidents arising during the time of construction.
  14. The applicant shall not erect any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
  15. The applicant / builder is prohibited from selling the setback area (open space and the common facility areas, which shall be accessible to all the tenants and occupants).
  16. The applicant shall provide space for loading the distribution transformers & associated equipment as per K.E.C. (E&I) code leaving 3.00 mts. from the building within the premises.
  17. The applicant shall provide a separate room preferably 4.50 x 3.60 m in the basement for installation of telecom equipment also to make provision for telecom services as per By-law No. 17.
  18. 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 the vicinity of the site.
  19. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
  20. 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 cannot the registration / The same is reported by the first time.
  21. Technical personnel, application or owner as the case may be shall strictly adhere to the codes and specifications specified in Schedule IV (By-law No. 3) under sub section (4) (a) to (k).
  22. The building shall be constructed under the supervision of a registered structural engineer.
  23. The building shall be constructed without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
  24. 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 By-law.
  25. The building shall be constructed according to the norms prescribed in National Building Code and in "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.
  26. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and
  27. The applicant should provide solar water heaters as per table 17 of By-law No. 23 for the building.
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  29. 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 provision shall be approached through a ramp for the Physically Handicapped persons together with the provision for the disabled.
  30. 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 7:00 PM and shall not resume the work earlier than 7:00 AM to avoid nuisance during late hours and early morning.
  31. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling process and not to be for re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).
  32. 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 proper structure for the safety of the structure as well as adjacent property, public roads and footpaths, and besides ensuring safety of workers and general public by enclosing safe barricades.
  33. The wheelbarrow parking shall be provided as per the building bye-law.
  34. The Owner / Association of the high-rise building shall conduct two mock fire drills in the building one before the onset of summer and another during the summer and ensure complete safety in respect of fire.
- 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 NCC from the Labour Department before commencing the construction work is a must.

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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 BBMP.
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33. The Applicant should follow the instruction of BWSBS specified in the DO letter No. BWSBS/26/2019-20, Dated: 25-06-2019 regarding utilization of treated water for all construction activities to build up to area more than 2000 Sq.m.
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36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling undeveloped plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rules and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. The Applicant / Owner / Developer shall ensure that the sanctioned plan of the building work will be related according to BBMP Act 2002.
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 NCC issued from various departments wherever applicable.
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42. In case of the documents submitted in respect of property in question if 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 action shall be taken.
43. The applicant / 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.
44. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. If the owner / builder / contractor / developer takes any precautionary measure to ensure the safety of person(s) involved in the construction activities.
47. In case of non-compliance of safety precautionary measures or due to any other reason / loss of life or injury or permanent disability caused to persons or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / Contractor / Developer shall hold the responsible for such damages or loss of life or injury or permanent disability.
48. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Proceeding Register) Letter No. L0565/ET/013, dated 01.04.2011.
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 enforced.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. In any part of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site work place also in respect with the Karnataka Building and Other Construction workers Welfare Board.

AREA STATEMENT (BAMP) VERSION NO: 1.0.29  
VERSION DATE: 26/03/2025

PROJECT DETAIL:  
Authority: BBMP  
Project No: 190/249/1/2B  
Application Type: General  
Proposed Use: Residential  
Location: RRV-11  
Building Line Specified as per Z.R. Sanctioned: Khatu No. 04 per Khatu Extract: 190/249/1/2B  
Locality: Street of the property: KEMPAPURA VILLAGE, YELAHANNA HOBLI, BANGALORE

NET AREA OF PLOT (A) (Deductions)  
COVERED AREA (B) (Deductions)  
Permissible Coverage Area (B/0.75)  
Proposed Coverage Area (B/0.75)  
Achieved FAR (B/0.75)  
Permissible FAR (as per zoning regulation 2015) (1/75)  
Total Perm. FAR level (1/75)  
Residential FAR (100.00%)  
Achieved Net FAR Area (1/75)  
Proposed FAR Area (1/75)  
Substructure Area Add in BUA (Layout Util)  
Achieved BuiltUp Area

Color Notes:  
PLOT BOUNDARY  
ADJUTING ROAD  
PROPOSED WORK (COVERAGE AREA)  
EXISTING (To be retained)  
EXISTING (To be demolished)

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK A (BUILDING)	Residential	Apartment	Highrise	R
BLOCK B (BUILDING)	Residential	Apartment	Highrise	R
BLOCK C (BUILDING)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.Mt)	Units	Prop.	Reqd. Unit	Car	Reqd. Prop.
BLOCK A (BUILDING)	Residential	Apartment	50,225	1	-	1	105	-
BLOCK B (BUILDING)	Residential	Apartment	50,225	1	-	1	55	-
BLOCK C (BUILDING)	Residential	Apartment	50,225	1	-	1	85	-
Total	-	-	-	-	-	-	245	350

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.Mt)	Reqd.	Achieved
Car	245	3368.75	350	4812.50
Vehicles Car Parking	28	357.50	0	0.00
Total Car	271	3726.25	350	4812.50
Handicapped	-	307.50	0	0.00
Other Parking	-	-	-	9029.72
Total	-	4033.75	-	14739.22

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.Mt)	Deductions From Gross BUA (Area in Sq.Mt)	Total Built Up Area (Sq.Mt)	StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Tenant (No.)	Carpet Area other than Tenement
BLOCK A (BUILDING)	1	35648.05	5367.82	30280.23	782.10	247.21	4.19	0.00	0.00	192.87	14739.22	14314.85	14314.85	105	0.00	
BLOCK B (BUILDING)	1	52233.34	1274.47	7948.87	272.68	96.37	4.19	0.00	0.00	0.00	0.00	7575.63	7575.63	55	0.00	
BLOCK C (BUILDING)	1	16471.24	3808.08	12891.16	391.39	171.79	4.19	175.09	132.37	0.00	0.00	12016.33	12016.33	85	440.36	
Grand Total	3	61342.63	10222.37	51120.26	1446.17	515.37	12.57	175.09	132.37	192.87	14739.22	33066.81	33066.81	245	440.36	

Block-BLOCK A (BUILDING)

Floor Name	Gross BuiltUp Area (Sq.Mt)	Deductions From Gross BUA (Area in Sq.Mt)	Total Built Up Area (Sq.Mt)	StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Tenant (No.)
Terrace Floor	122.48	0.00	122.48	93.15	25.14	4.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	4081.03	1044.96	3036.07	93.15	29.33	0.00	0.00	0.00	0.00	0.00	2913.59	2913.59	21	
Third Floor	4071.36	1080.78	2990.62	93.15	29.33	0.00	0.00	0.00	0.00	0.00	2868.12	2868.12	21	
Second Floor	4086.02	1050.11	3035.91	76.97	29.33	0.00	0.00	0.00	0.00	0.00	2929.61	2929.61	21	
First Floor	4089.99	1058.26	3031.73	93.15	29.33	0.00	0.00	0.00	0.00	0.00	2889.25	2889.25	21	
Ground Floor	3970.25	1133.73	2836.56	93.15	29.33	0.00	0.00	0.00	0.00	0.00	2714.08	2714.08	21	
Basement Floor	15344.88	0.00	15344.88	239.38	75.42	0.00	192.87	14739.22	0.00	0.00	0.00	0.00	0.00	
Total	35648.05	5367.82	30280.23	782.10	247.21	4.19	192.87	14739.22	14314.85	14314.85	105			
Total Number of Same Blocks	1													
Total	35648.05	5367.82	30280.23	782.10	247.21	4.19	192.87	14739.22	14314.85	14314.85	105			

Block-BLOCK B (BUILDING)

Floor Name	Gross BuiltUp Area (Sq.Mt)	Deductions From Gross BUA (Area in Sq.Mt)	Total Built Up Area (Sq.Mt)	StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Tenant (No.)
Terrace Floor	63.00	0.00	63.00	46.24	12.57	4.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Fourth Floor	1881.35	258.78	1622.59	45.33	16.76	0.00	0.00	0.00	0.00	0.00	1540.50	1540.50	11	
Third Floor	1842.28	259.65	1582.62	45.24	16.76	0.00	0.00	0.00	0.00	0.00	1502.62	1502.62	11	
Second Floor	1881.35	260.84	1620.52	45.28	16.76	0.00	0.00	0.00	0.00	0.00	1568.48	1568.48	11	
First Floor	1833.61	246.64	1586.97	45.33	16.76	0.00	0.00	0.00	0.00	0.00	1525.06	1525.06	11	
Ground Floor	1781.54	268.55	1482.99	45.28	16.76	0.00	0.00	0.00	0.00	0.00	1430.97	1430.97	11	
Total	9223.34	1274.47	7948.87	272.68	96.37	4.19	7575.63	7575.63	55					
Total Number of Same Blocks	1													
Total	9223.34	1274.47	7948.87	272.68	96.37	4.19	7575.63	7575.63	55					

Block-BLOCK C (BUILDING)

Floor Name	Gross BuiltUp Area (Sq.Mt)	Deductions From Gross BUA (Area in Sq.Mt)	Total Built Up Area (Sq.Mt)	StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Tenant (No.)
Terrace Floor	84.00	0.00	84.00	65.27	25.14	4.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Fourth Floor	3278.33	726.45	2551.88	65.27	29.33	0.00	0.00	0.00	0.00	0.00	2497.28	2497.28	18	
Third Floor	3267.52	727.55	2539.97	65.27	29.33	0.00	0.00	0.00	0.00	0.00	2445.37	2445.37	18	
Second Floor	3274.40	715.95	2558.45	65.27	29.33	0.00	0.00	0.00	0.00	0.00	2462.85	2462.85	18	
First Floor	3267.56	705.14	2562.42	65.27	29.33	0.00	0.00	0.00	0.00	0.00	2466.82	2466.82	18	
Ground Floor	3268.83	702.99	2565.84	65.04	29.33	0.00	175.09	132.37	0.00	0.00	2184.01	2184.01	13	
Total	16471.24	3808.08	12891.16	391.39	171.79	4.19	175.09	132.37	12016.33	12016.33	85	440.36		
Total Number of Same Blocks	1													
Total	16471.24	3808.08	12891.16	391.39	171.79	4.19	175.09	132.37	12016.33	12016.33	85	440.36		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (BUILDING)	D2	0.75	2.10	61
BLOCK A (BUILDING)	D1	0.75	2.10	61
BLOCK A (BUILDING)	D2	0.75	2.10	413
BLOCK A (BUILDING)	D1	0.90	2.10	334
BLOCK A (BUILDING)	D	1.00	2.10	80
BLOCK A (BUILDING)	MD	1.10	2.10	105

SCHEDULE OF JOINERY:

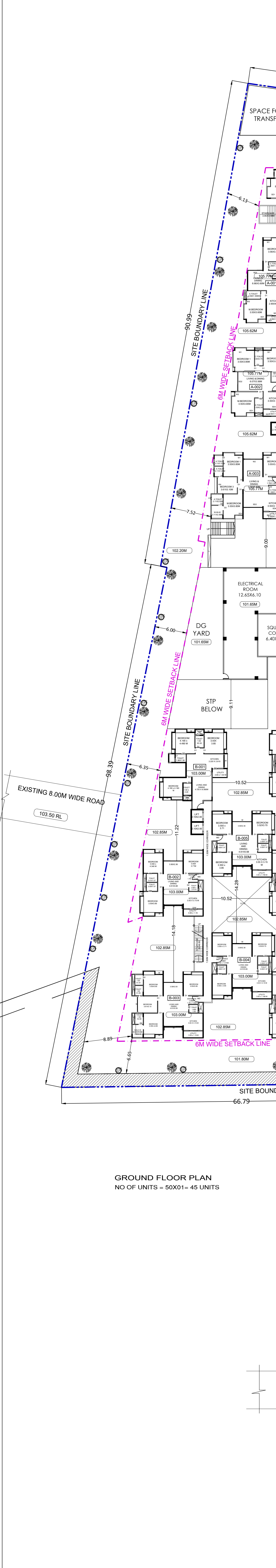
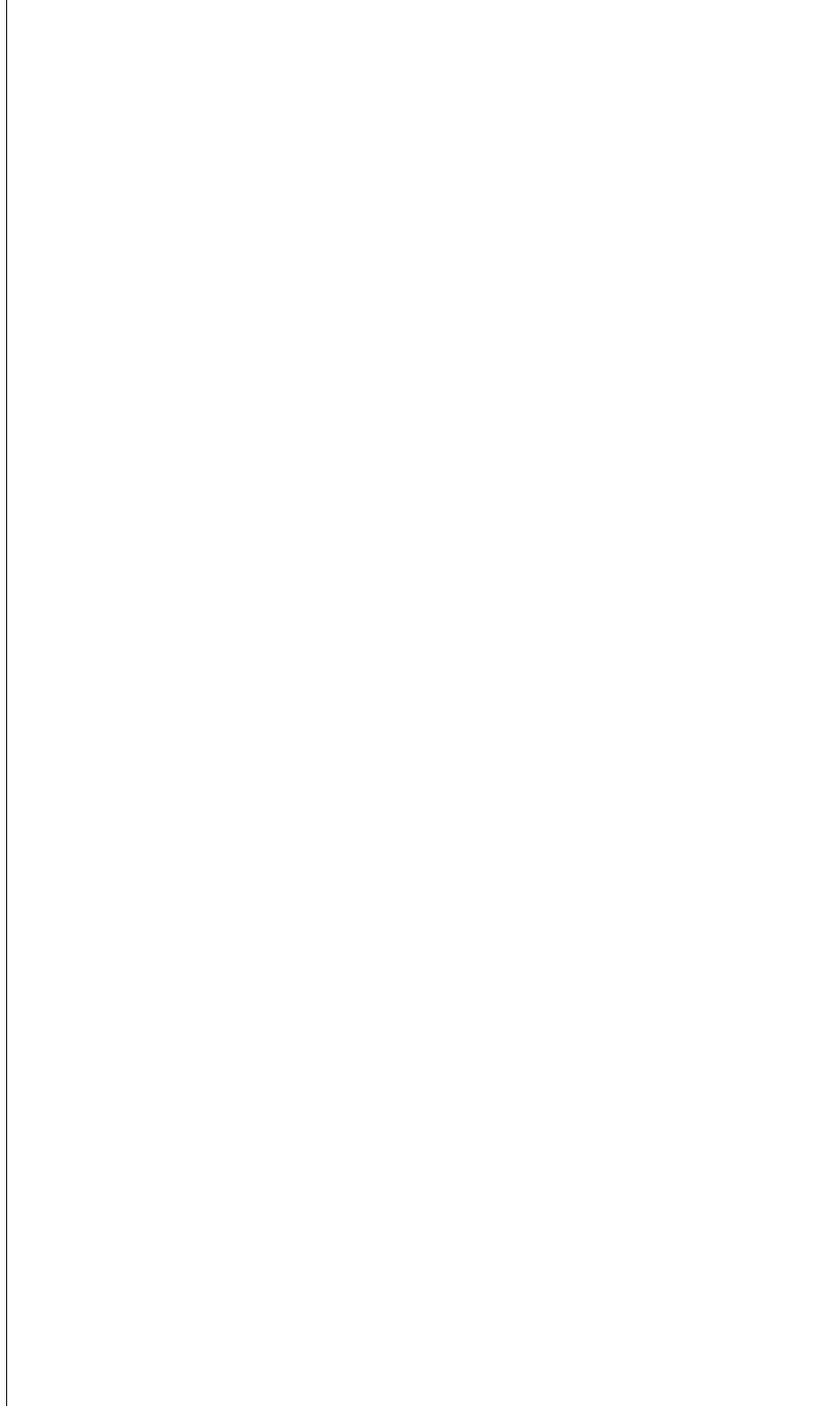
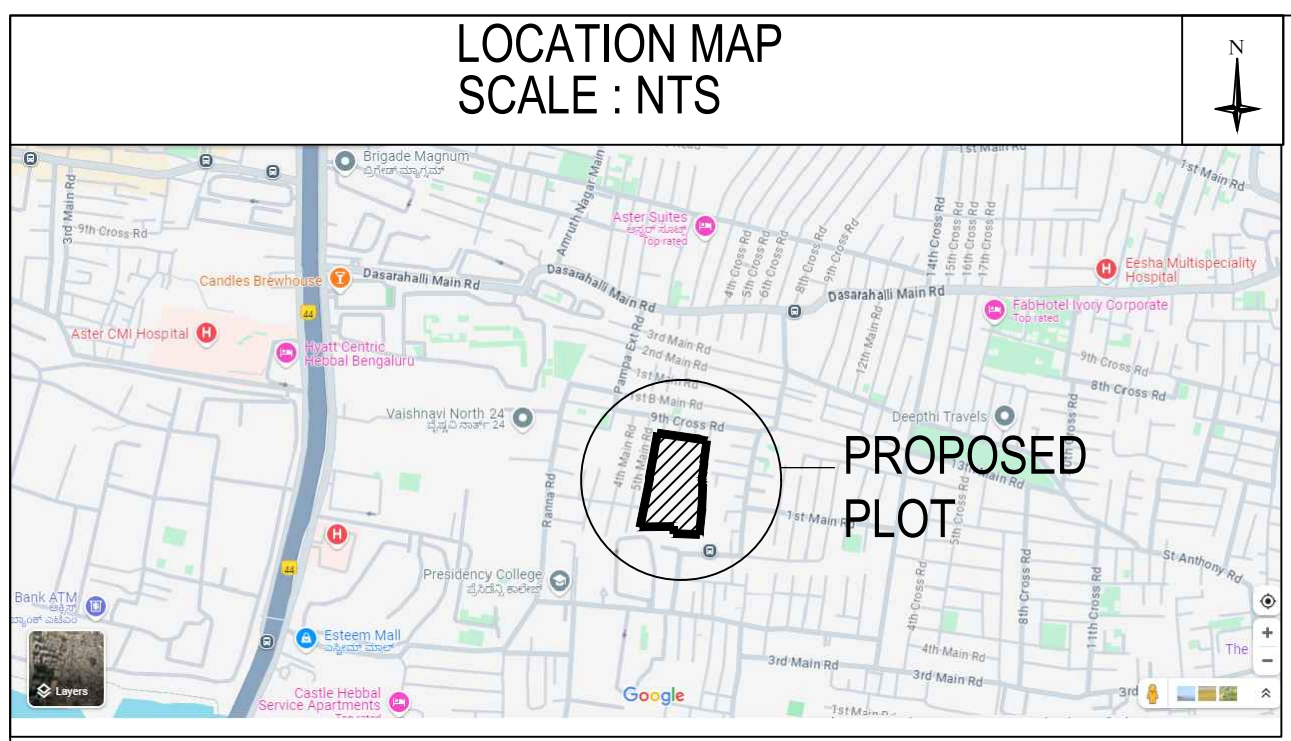
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (BUILDING)	V	1.00	1.20	258
BLOCK A (BUILDING)	W1	1.40	1.80	998
BLOCK A (BUILDING)	W1	1.40	2.10	45
BLOCK A (BUILDING)	W1	1.40	2.10	01
BLOCK A (BUILDING)	W2	3.50	1.80	10
BLOCK A (BUILDING)	W2	3.50	1.80	65
BLOCK A (BUILDING)	W2	3.50	2.10	05
BLOCK A (BUILDING)	W2	3.50	2.10	10
BLOCK A (BUILDING)	W2	3.50	2.10	05
BLOCK A (BUILDING)	W2	3.50	2.10	25
BLOCK A (BUILDING)	W2	3.50	2.10	05
BLOCK A (BUILDING)	W2	3.50	2.10	05
BLOCK A (BUILDING)	W2	3.50	2.10	05

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (BUILDING)	V	1.00	1.20	179
BLOCK A (BUILDING)	V	1.00	1.20	05
BLOCK A (BUILDING)	W1	1.40	1.80	496
BLOCK A (BUILDING)	W1	1.40	2.10	05
BLOCK A (BUILDING)	W1	1.80	1.80	21
BLOCK A (BUILDING)	W2	3.50	1.80	51
BLOCK A (BUILDING)	W2	3.50	2.10	05
BLOCK A (BUILDING)	W2	3.50	2.10	45
BLOCK A (BUILDING)	W2	3.50	2.10	05
BLOCK A (BUILDING)	W2	3.50	2.10	25
BLOCK A (BUILDING)	W2	3.50	2.10	05
BLOCK A (BUILDING)	W2	3.50	2.10	05

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 4.87 X 1.1	5.47	5.47
SECOND FLOOR PLAN	1.40 X 4.87 X 1.1	6.96	8.96
THIRD FLOOR PLAN	1.40 X 4.87 X 1.1	6.96	6.96
FOURTH FLOOR PLAN	1.40 X 4.87 X 1.1	6.96	6.96
Total			23



Approval Condition:

- The Plan sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
- Sanction is accorded for the Residential Building plan at 190/29/3/1/2B, KEMPAPURA VILLAGE, YELAHANNA HOUSING, BANGALORE.
- Consent of floor: Basement + Ground + 4
- 10' ground + 4 LF up
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 1472/22 is waived for car parking shall not be covered for any other purpose.
- 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 for inspection.
- On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the above 371.5m.
- 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.
- Necessary ducts for running telephone cables, cables at ground level for postal services & space for running garbage within the premises shall be provided.
- The applicant shall construct temporary hoarding for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the line of construction.
- The applicant shall not erect any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
- The applicant / builder is prohibited from selling the setback area (open space and the common facility areas, which shall be accessible to all the tenants and occupants).
- The applicant shall provide a space for loading the distribution transformers & associated equipment as per K.E.C. (E&I) code saving 3.00 mts. from the building within the premises.
- The applicant shall provide a separate room preferably 4.0 x 3.0 m in the basement for installation of telephone equipment upto 100 lines provision for 100 lines services as per By-law No. 10.
- 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.
- Permission shall be obtained from forest department / section for cutting trees before the commencement of work.
- 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, warning in the second instance and cancel the registration if the same is repeated for the first time.
- Technical sanctioned application or plan in the case may be shall strictly adhere to the clauses and responsibilities specified in Schedule 4C of By-law No. 3(1) under sub section (4) (i) to (k).
- The building shall be constructed under the supervision of a registered structural engineer.
- The building shall be constructed after obtaining OCCUPANCY CERTIFICATE from the competent authority.
- 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 By-law.
- The building shall be designed and constructed according to 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.
- 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.
- The applicant should provide sewer headers as per table 17 of By-law No. 20 for the building.
- Facilities for physical handicapped persons prescribed in schedule 10 (By-law No. 31) of Building bye-law 2003 and Government orders time to time shall be ensured.
- 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 provision shall be approached through a ramp for the Physically Handicapped persons together with the steps up and down.
- The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop below 7:00 PM and shall not resume the work earlier than 7:00 AM to avoid nuisance during late hours and early morning.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling process and in the case of re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).
- The structures with basements shall be designed for structural stability and safety to ensure for subsidence during the course of excavation / basements with safe design for retaining walls and proper structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workers and general public by erecting safety barricades.
- The wheelbarrow parking shall be provided as per the building bye-law.
- The Owner / Association of the high-rise building shall conduct two mock fire drills in the building one before the onset of summer and another during the summer and ensure complete safety in respect of fire.

Note:

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NCC from the Labour Department before commencing the construction work is a must.

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 BBMP.

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

33. The Applicant should follow the instruction of BWSBS specified in the DD letter No. BWSBS/26/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities to be built up area more than 2000 Sq.m.

34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per waste management by-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 area as part thereof in case of Apartment / group housing / multi dwelling undeveloped plan and at least Two Trees for single unit.

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

38. The Applicant / Owner / Developer shall submit the sanctioned plan and the building construction against the regulations plan the work will be related according to BBMP Act No. 2002.

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 NCC issued from various departments wherever applicable.

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

42. In case of 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 action will be taken.

43. The applicant / 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.

44. The permission is issued based on information submitted by the applicant. This authority is not responsible for providing correct copies 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 / contractor / developer shall take all precautionary measures to ensure the safety of personnel involved in the construction activities.

47. In case of non-compliance of safety precautionary measures or due to any other reason / loss of life or injury or permanent disability caused to persons or damages caused to public or private property, BBMP 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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Proceeding Header) Letter No. LDP/SL/ET/01/3, dated 01.04.2011:

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

4. In any part of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his or her work place also a registered with the Karnataka Building and Other Construction Workers Welfare Board.

AREA STATEMENT (BAMP) VERSION NO: 1.0.29  
VERSION DATE: 26/03/2025

PROJECT DETAIL	VERSION DATE: 26/03/2025
Authority: BBMP	Plot: Residential
Project No: 190/29/3/1/2B	Plot: Residential
Application Type: General	Land Use: Residential / MB
Proposed Use: Building Permission	Plot Sub-Use: 102/29/3/1/2B
Title of Section: New	City Survey No: 102
Location: RRV-II	Katha No: 04 per Katha Extract: 190/29/3/1/2B
Building Line Specified as per Z.R. Sanction: Road	Locality: Street of the property: KEMPAPURA VILLAGE, YELAHANNA HOUSING, BANGALORE
Zone: Yelahanna	Map: VHS/02
Thematic Objective: SO-B/Residential	
NET AREA OF PLOT (Minimum)	50.00
(A) Deductions	1942.64
COVERED AREA	
Permissible Coverage Area (50.00%)	871.22
Proposed Coverage Area (35.5%)	895.39
Actual Net coverage area (35.5%)	2796.83
Balance coverage area left (14.4%)	
FAR CHECK	
Permissible FAR as per zoning regulation 2015 (1.75)	3399.12
Total Perm. FAR level (1.75)	3399.12
Residential FAR (100.0%)	3399.61
Proposed FAR Area	3399.61
Actual Net FAR Area (1.75)	3399.61
Balance FAR Area (0.00)	55.51
BUILT UP AREA CHECK	
Proposed Built Up Area	5110.26
Substructure Area Add in BU (Layout Util)	55.91
Achieved Built Up Area	5166.17

Color Notes

Color Index

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK A (BUILDING)	Residential	Apartment	Highrise	R
BLOCK B (BUILDING)	Residential	Apartment	Highrise	R
BLOCK C (BUILDING)	Residential	Apartment	Highrise	R

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK A (BUILDING)	Residential	Apartment	Highrise	R
BLOCK B (BUILDING)	Residential	Apartment	Highrise	R
BLOCK C (BUILDING)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.m)	Units	Prop.	Reqd. Unit	Car	Reqd. Prop.
BLOCK A (BUILDING)	Residential	Apartment	50-225	1	-	1	105	-
BLOCK B (BUILDING)	Residential	Apartment	50-225	1	-	1	55	-
BLOCK C (BUILDING)	Residential	Apartment	50-225	1	-	1	85	-
Total							245	350

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.m)	Prop.	Reqd.	Actual	Area (Sq.m)
Car	245	3368.75	350	4812.50	4812.50	0
Visitors Car Parking	25	337.50	0	0	0	0
Total Car	271	3706.25	350	4812.50	4812.50	0
Two Wheeler	-	307.50	0	0	0	0
Other Parking	-	-	-	902.50	902.50	0
Total	-	4013.75	-	4812.50	4812.50	0

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.m)	Deductions From Gross BUA/Area in Sq.m	Total Built Up Area (Sq.m)	StarCase	Lift	LR Machine	Void	SubStructure	Ramp	Parking	Res.	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenant (No)	Carpet Area other than Tenement
BLOCK A (BUILDING)	1	3564.05	5367.82	3026.23	782.10	247.21	4.19	0.00	0.00	192.87	1479.22	14314.85	14314.85	105	0.00	
BLOCK B (BUILDING)	1	5223.34	1274.47	7948.87	272.68	96.37	4.19	0.00	0.00	0.00	0.00	7575.63	7575.63	55	0.00	
BLOCK C (BUILDING)	1	16471.24	3800.08	12891.16	391.39	171.79	4.19	175.09	132.37	0.00	0.00	12016.33	12016.33	85	440.36	
Grand Total	3	61342.63	10222.37	61120.26	1446.17	515.37	12.57	175.09	132.37	192.87	1479.22	33969.61	33969.61	245	440.36	

Block - BLOCK A (BUILDING)

Floor Name	Gross Built Up Area (Sq.m)	Deductions From Gross BUA/Area in Sq.m	Total Built Up Area (Sq.m)	StarCase	Lift	LR Machine	Void	SubStructure	Ramp	Parking	Res.	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenant (No)
Terrace Floor	122.48	0.00	122.48	93.15	25.14	4.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	4081.03	1044.96	3036.07	93.15	29.33	0.00	0.00	0.00	0.00	0.00	2913.59	2913.59	21	
Third Floor	4071.36	1060.76	2990.60	93.15	29.33	0.00	0.00	0.00	0.00	0.00	2868.12	2868.12	21	
Second Floor	4086.02	1050.11	3035.91	76.87	29.33	0.00	0.00	0.00	0.00	0.00	2929.61	2929.61	21	
First Floor	4089.99	1058.26	3011.73	93.15	29.33	0.00	0.00	0.00	0.00	0.00	2869.25	2869.25	21	
Ground Floor	3970.29	1133.73	2836.56	93.15	29.33	0.00	0.00	0.00	0.00	0.00	2714.08	2714.08	21	
Basement Floor	15348.88	0.00	15246.88	239.38	75.42	0.00	192.87	1479.22	0.00	0.00	0.00	0.00	0.00	
Total	36448.05	5367.82	3026.23	782.10	247.21	4.19	192.87	1479.22	14314.85	14314.85	105			
Number of Same Blocks	1													
Total	35644.05	5367.82	3026.23	782.10	247.21	4.19	192.87	1479.22	14314.85	14314.85	105			

Block - BLOCK B (BUILDING)

Floor Name	Gross Built Up Area (Sq.m)	Deductions From Gross BUA/Area in Sq.m	Total Built Up Area (Sq.m)	StarCase	Lift	LR Machine	Void	SubStructure	Ramp	Parking	Res.	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenant (No)
Terrace Floor	63.00	0.00	63.00	46.24	12.57	4.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	1881.35	258.76	1622.59	45.33	16.76	0.00	0.00	0.00	0.00	0.00	1540.50	1540.50	11	
Third Floor	1842.28	259.65	1582.62	45.24	16.76	0.00	0.00	0.00	0.00	0.00	1502.62	1502.62	11	
Second Floor	1881.35	260.84	1620.51	45.28	16.76	0.00	0.00	0.00	0.00	0.00	1568.41	1568.41	11	
First Floor	1833.61	246.64	1586.97	45.33	16.76	0.00	0.00	0.00	0.00	0.00	1525.04	1525.04	11	
Ground Floor	1751.54	268.55	1482.99	45.28	16.76	0.00	0.00	0.00	0.00	0.00	1430.97	1430.97	11	
Total	9223.34	1274.47	7948.87	272.68	96.37	4.19	7575.63	7575.63	55					
Number of Same Blocks	1													
Total	9223.34	1274.47	7948.87	272.68	96.37	4.19	7575.63	7575.63	55					

Block - BLOCK C (BUILDING)

Floor Name	Gross Built Up Area (Sq.m)	Deductions From Gross BUA/Area in Sq.m	Total Built Up Area (Sq.m)	StarCase	Lift	LR Machine	Void	SubStructure	Ramp	Parking	Res.	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenant (No)
Terrace Floor	84.00	0.00	84.00	65.27	25.14	4.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	3278.33	728.45	2549.88	65.27	29.33	0.00	0.00	0.00	0.00	0.00	2447.28	2447.28	18	
Third Floor	3267.52	727.55	2539.97	65.27	29.33	0.00	0.00	0.00	0.00	0.00	2445.37	2445.37	18	
Second Floor	3274.40	716.95	2557.45	65.27	29.33	0.00	0.00	0.00	0.00	0.00	2462.85	2462.85	18	
First Floor	3267.56	705.14	2562.42	65.27	29.33	0.00	0.00	0.00	0.00	0.00	2466.82	2466.82	18	
Ground Floor	3268.83	702.99	2565.84	65.04	29.33	0.00	175.09	132.37	0.00	0.00	2184.01	2184.01	13	
Total	16471.24	3800.08	12891.16	391.39	171.79	4.19	175.09	132.37	12016.33	12016.33	85	440.36		
Number of Same Blocks	1													
Total	16471.24	3800.08	12891.16	391.39	171.79	4.19	175.09	132.37	12016.33	12016.33	85	440.36		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (BUILDING)	D2	0.75	2.10	61
BLOCK A (BUILDING)	D1	0.90	2.10	159
BLOCK A (BUILDING)	D2	0.75	2.10	413
BLOCK A (BUILDING)	D1	0.90	2.10	334
BLOCK A (BUILDING)	D	1.00	2.10	80
BLOCK A (BUILDING)	MD	1.10	2.10	105

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (BUILDING)	V	1.00	1.20	258
BLOCK A (BUILDING)	W1	1.40	1.80	598
BLOCK A (BUILDING)	W2	1.40	2.10	45
BLOCK A (BUILDING)	W1	1.40	2.10	61
BLOCK A (BUILDING)	W2	1.40	1.80	10
BLOCK A (BUILDING)	W2	3.28	1.80	65
BLOCK A (BUILDING)	SD	3.30	2.10	65
BLOCK A (BUILDING)	SD2	3.30	2.10	10
BLOCK A (BUILDING)	SD	3.30	2.10	10
BLOCK A (BUILDING)	SD2	3.30	2.10	65

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 4.87 X 1.1	5.47	5.47
SECOND FLOOR PLAN	1.40 X 4.87 X 1.1	6.96	8.96
THIRD FLOOR PLAN	1.40 X 4.87 X 1.		

Approval Conditions:

This Plan and/or its amendments shall be subject to the following conditions and additional conditions mentioned in the Building Licence.

1. Sanction is accorded for the Residential Building plan as per the following:
  - a) KEMPAURA VILLAGE, YELAHANNA HOVELI, BANGALORE, Bangalore.
  - b) Consent of 1st Floor + 4 Uplift
  - c) 100mm dia.
  - d) 100mm dia.
  - e) 100mm dia.
  - f) 100mm dia.
  - g) 100mm dia.
  - h) 100mm dia.
  - i) 100mm dia.
  - j) 100mm dia.
  - k) 100mm dia.
  - l) 100mm dia.
  - m) 100mm dia.
  - n) 100mm dia.
  - o) 100mm dia.
  - p) 100mm dia.
  - q) 100mm dia.
  - r) 100mm dia.
  - s) 100mm dia.
  - t) 100mm dia.
  - u) 100mm dia.
  - v) 100mm dia.
  - w) 100mm dia.
  - x) 100mm dia.
  - y) 100mm dia.
  - z) 100mm dia.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. 1472.22 sqm reserved for car parking shall not be covered for any other purpose.
4. License and approval shall be issued in a comprehensive plan of the licensed premises.
5. The license and approval shall be issued in a comprehensive plan of the licensed premises.
6. Construction or reconstruction of the building shall be completed before the expiry of five years from the date of issue of license and within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cables at ground level for postal services & space for running 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 line of construction.
10. The applicant shall not stock any building materials / debris on footpaths or on roads or on drains.
11. The applicant / builder is prohibited from selling the nearby vacant 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 loading the distribution transformers & associated equipment as per K.E.A. (E.A.) code leaving 3.00 mtrs. from the building with the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.60 m in the basement for installation of telecom equipment and also to make provision for the same as per the 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 the vicinity of the building.
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, written in the second instance and cancel the registration if the same is repeated for the first time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the codes and responsibilities specified in Schedule IV of the Building Bye-law No. 3, 3.1 under sub-section (4) (i) to (ix).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structure as 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 of 10000 litres.
21. The building shall be designed and constructed according to the norms prescribed in National Building Code of India (NBC) and the structural design shall be done as per IS 456:2000 and IS 1893:2000 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 responsible of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant shall provide solar water heaters as per table 17 of the bye-law No. 23 for the building.
24. Facilities for physical handicapped persons prescribed in schedule IV of the bye-law No. 31 of Building bye-law 2003 and Government orders time to time shall be provided.
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 provision shall be approached through a ramp for the Physically Handicapped persons as per the bye-law No. 31 of Building bye-law 2003 and Government orders time to time shall be provided.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of the building and that the construction activities shall stop before 7:00 AM and shall not resume the work after 7:00 AM to avoid hindrance during late hours and early morning.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be disposed in the Recycling process and not to be used for re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).
28. The structures with basements shall be designed for structural stability and safety to ensure for subsidence during the course of excavation of basements with safe design for retaining walls and proper structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workers and general public by erecting barricades.
29. The weather proofing shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock fire drills in the building one before the onset of summer and another during the winter and ensure complete safety in respect of fire.

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.

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 violation of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BMRP.

32. The construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall submit an application to the Authority for extension of time to complete the work from the date prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or laying of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33. The Applicant should follow the instruction of BIS/ISB specified in the DO letter No. BMS/BSA/2020/10-29, dated: 25-06-2020 regarding utilization of treated water for all construction activities to build up area more than 2000 Sq.m.

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

35. The Applicant / Owner / Developer shall make necessary provision to charge electrical vehicles.

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

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

38. The Applicant / Owner / Developer shall construct against the sanctioned plan the action will be initiated according to BMRP Act No. 2003.

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 where applicable.

41. BMRP shall not be responsible for any dispute that may arise in respect of property in question.

42. In case of 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 action to be taken.

43. The applicant / 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.

44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any of our 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 / contractor / developer shall take all precautionary measures to ensure the safety of personnel involved in the construction activities.

47. In case of non-compliance of safety precautionary measures or due to any other reason / loss of life or injury or permanent disability caused to persons or damages caused to public or private property, BMRP is not responsible for such loss. Owner / builder / contractor / developer shall hold the responsible for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Headed) Registered Letter No. 10565/ET/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 and establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the local Engineering office 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. In any part of the site No Applicant / Builder / Owner / Contractor shall engage a construction worker in the site work place who is not registered with the Karnataka Building and Other Construction Workers Welfare Board.

AREA STATEMENT (BMRP)		VERSION NO. 10-29
PROJECT DETAIL		VERSION DATE: 26/03/2025
Project No. KR/2020/24	Plot Area (Sq.m)	1942.84
Application Type: Residential	Plot Layout: Apartment	
Application Type: General	Land Use: Residential (R)	
Proposed Type: Building Permission	Plot Size: 102.00'x128'	
Location: RRT/11	Block No. (As per Khata Extract): 192/293/12B	
Building Line Specified as per Z.R. Code	Location / Street of the property: KEMPAURA VILLAGE, YELAHANNA HOVELI, BANGALORE	
Zone: Yelahanka		
Planning Zone: RRT/11		
NET AREA OF FLOOR	(A) Deductions	1942.84
AREA DETAILS		50.00
Permissible Coverage Area (50.00%)		971.42
Proposed Coverage Area (55.5%)		895.39
Actual Net Coverage Area (55.5%)		895.39
Balance coverage area left (14.4%)		279.83
FAR CHECK		
Permissible FAR as per zoning regulation 2018 (1.75)		3399.12
Total Perm. FAR level (1.75)		3399.12
Proposed FAR (100.0%)		3306.61
Actual Net FAR Area (1.75)		3306.61
Balance FAR Area (0.00)		55.51
BUILT UP AREA CHECK		
Proposed Built Up Area		5113.26
Substructure Area Add in BUA (Lift/Up/Lift)		55.91
Achieved Built Up Area		5169.17

Approval Date: \_\_\_\_\_

Color Notes

COLOR INDEX

PROPOSED WORK (COVERAGE AREA)

EXISTING (To be retained)

EXISTING (To be demolished)

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
Block A (BUILDING)	Residential	Apartment	Highrise	R
Block B (BUILDING)	Residential	Apartment	Highrise	R
Block C (BUILDING)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.m)	Units	Prop.	Reqd. Unit	Car	Reqd. Prop.
Block A (BUILDING)	Residential	Apartment	50-225	1	-	1	105	-
Block B (BUILDING)	Residential	Apartment	50-225	1	-	1	55	-
Block C (BUILDING)	Residential	Apartment	50-225	1	-	1	85	-
Total							245	350

Parking Check (Table 7b)

Vehicle Type	Prop.		Achieved	
	No.	Area (Sq.m)	No.	Area (Sq.m)
Car	245	3368.75	350	4812.50
Visitors Car Parking	25	337.50	0	0.00
Total Car	271	3706.25	350	4812.50
Handicapped	-	307.50	0	0.00
Other Parking	-	-	-	920.72
Total		4013.75		4733.22

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.m)	Deductions From Gross BUA Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)							Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenmt (No.)	Carpet Area other than Tenement
					StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking				
Block A (BUILDING)	1	3564.05	5367.62	3026.23	782.10	247.21	4.19	0.00	0.00	192.87	1479.22	14314.65	14314.65	105	0.00
Block B (BUILDING)	1	9223.34	1274.47	7948.87	272.68	96.37	4.19	0.00	0.00	0.00	7575.63	7575.63	7575.63	55	0.00
Block C (BUILDING)	1	16471.24	3808.08	12891.16	391.39	171.79	4.19	175.09	132.37	0.00	12016.33	12016.33	12016.33	85	440.36
Grand Total	3	61342.63	10222.37	51120.26	1446.17	515.37	12.57	175.09	132.37	192.87	1479.22	33066.61	33066.61	245	440.36

Block BLOCK A (BUILDING)

Floor Name	Gross Built Up Area (Sq.m)	Deductions From Gross BUA Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)							Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenmt (No.)	
				StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking				Res.
Terrace Floor	122.48	0.00	122.48	93.15	25.14	4.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	4081.03	1044.96	3036.07	93.15	29.33	0.00	0.00	0.00	0.00	2913.59	2913.59	21		
Third Floor	4071.36	1080.78	2990.62	93.15	29.33	0.00	0.00	0.00	0.00	2868.12	2868.12	21		
Second Floor	4086.02	1050.11	3035.91	76.97	29.33	0.00	0.00	0.00	0.00	2929.61	2929.61	21		
First Floor	4089.99	1058.26	3031.73	93.15	29.33	0.00	0.00	0.00	0.00	2889.25	2889.25	21		
Ground Floor	3970.25	1133.73	2836.56	93.15	29.33	0.00	0.00	0.00	0.00	2714.08	2714.08	21		
Basement Floor	15248.88	0.00	15248.88	239.38	75.42	0.00	192.87	1479.22	0.00	0.00	0.00	0.00		
Total	38448.05	5367.62	33080.23	782.10	247.21	4.19	192.87	1479.22	14314.65	14314.65	105			
Number of Same Blocks	1													
Total	3564.05	5367.62	3026.23	782.10	247.21	4.19	192.87	1479.22	14314.65	14314.65	105			

Block BLOCK B (BUILDING)

Floor Name	Gross Built Up Area (Sq.m)	Deductions From Gross BUA Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)							Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenmt (No.)
				StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking			
Terrace Floor	63.00	0.00	63.00	46.24	12.57	4.19	0.00	0.00	0.00	0.00	0.00	0.00	
Fourth Floor	1881.35	258.76	1622.59	45.33	16.76	0.00	0.00	0.00	0.00	1540.50	1540.50	11	
Third Floor	1842.29	239.65	1602.62	45.24	16.76	0.00	0.00	0.00	0.00	1520.62	1520.62	11	
Second Floor	1881.35	240.81	1640.52	45.28	16.76	0.00	0.00	0.00	0.00	1568.48	1568.48	11	
First Floor	1833.61	246.64	1586.97	45.33	16.76	0.00	0.00	0.00	0.00	1535.58	1535.58	11	
Ground Floor	1781.54	268.55	1492.99	45.28	16.76	0.00	0.00	0.00	0.00	1430.97	1430.97	11	
Total	9223.34	1274.47	7948.87	272.68	96.37	4.19	7575.63	7575.63	7575.63	7575.63	55		
Number of Same Blocks	1												
Total	9223.34	1274.47	7948.87	272.68	96.37	4.19	7575.63	7575.63	7575.63	7575.63	55		

Block BLOCK C (BUILDING)

Floor Name	Gross Built Up Area (Sq.m)	Deductions From Gross BUA Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)							Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenmt (No.)	Carpet Area other than Tenement
				StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking				
Terrace Floor	84.00	0.00	84.00	65.27	25.14	4.19	0.00	0.00	0.00	0.00	0.00	0.00		
Fourth Floor	3278.33	726.65	2551.68	65.27	29.33	0.00	0.00	0.00	0.00	2497.28	2497.28	18		
Third Floor	3267.52	727.55	2539.97	65.27	29.33	0.00	0.00	0.00	0.00	2445.37	2445.37	18		
Second Floor	3274.40	715.95	2558.45	65.27	29.33	0.00	0.00	0.00	0.00	2462.85	2462.85	18		
First Floor	3267.56	705.14	2562.42	65.27	29.33	0.00	0.00	0.00	0.00	2462.82	2462.82	18		
Ground Floor	3288.83	702.99	2585.84	65.04	29.33	0.00	175.09	132.37	0.00	2184.01	2184.01	13		
Total	16471.24	3808.08	12891.16	391.39	171.79	4.19	175.09	132.37	12016.33	12016.33	85			
Number of Same Blocks	1													
Total	16471.24	3808.08	12891.16	391.39	171.79	4.19	175.09	132.37	12016.33	12016.33	85			

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
Block A (BUILDING)	D2	0.75	2.10	165
Block B (BUILDING)	D1	0.90	2.10	109
Block C (BUILDING)	D	1.00	2.10	56
Block B (BUILDING)	MD	1.10	2.10	55

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
Block A (BUILDING)	V	1.00	1.20	135
Block B (BUILDING)	V	1.00	1.20	95
Block C (BUILDING)	W1	1.40	1.80	496
Block B (BUILDING)	W1	1.40	1.80	95
Block C (BUILDING)	W1	1.80	1.80	211
Block C (BUILDING)	W2	3.28	1.80	51
Block C (BUILDING)	SD1	3.40	2.10	95
Block C (BUILDING)	W2	3.28	1.80	95
Block C (BUILDING)	SD1	3.50	2.10	10
Block C (BUILDING)	SD2	3.50	2.10	25
Block C (BUILDING)	SD3	3.50	2.10	50
Block C (BUILDING)	CW			







- Approval Conditions:
- The Plan/Section is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
  - Sanction is accorded for the Residential Building plan at 190/29/3/1/2B, KEMPAPURA VILLAGE, YELAHANNA HOBLI, BANGALORE, Karnataka, Bangalore.
  - Consent of 'B' - Basement + Ground + 4 for 10' ground + 4 U/F only.
  - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
  - 147/22 area reserved for car parking shall not be converted for any other purpose.
  - 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 inspection.
  - On completion of foundation or before erection of walls on the foundation and in the case of column structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained as above DT 30.
  - 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.
  - Necessary ducts for running telephone cables, cables at ground level for postal services & space for running garbage within the premises shall be provided.
  - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
  - The applicant shall INURE all workmen involved in the construction work against any accident / unexplained incidents arising during the line of construction.
  - The applicant shall not erect any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
  - The applicant / builder is prohibited from selling the setback area open space and the common facility areas, which shall be accessible to all the tenants and occupants.
  - The applicant shall provide space for loading the distribution transformers & associated equipment as per K.E.C. (E.K.O) code leaving 3.00 mts. from the building within the premises.
  - The applicant shall provide a separate room preferably 4.50 x 3.60 m in the basement for installation of telecom equipment and also to make provision for telecom services as per By-law No. 10.
  - 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 the vicinity of the site.
  - Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
  - 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 or the first instance, written in the second instance and cancel the registration / the same is repeated for the third time.
  - Technical personnel, applicant or owner as the case may be shall strictly adhere to the codes and specifications specified in Schedule M of (By-law No. 3) under sub section (4) (i) to (k).
  - The building shall be constructed under the supervision of a registered structural engineer.
  - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
  - 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 By-law.
  - The building shall be designed and constructed adopting the norms prescribed in National Building Code and in "Criteria for earthquake resistant design of structures" Issued No. 15 1983-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
  - Buildings have to be designed by a registered structural engineer. Based on SBC, water table and
  - The Applicant / Builder / Owner / Contractor should register the Registration and establishment and other criteria foundation and building shall be designed to ensure structural stability. The responsible of ascertaining structural stability lies on the owner / builder and the structural engineer.
  - The applicant should provide solar water heaters as per table 17 of By-law No. 23 for the building.
  - Facilities for physical handicapped persons prescribed in schedule 'N' (By-law No. 31) of Building bye-laws 2003 and Government orders time to time shall be provided.
  - 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 owner / builder and the structural engineer.
  - The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop below 7:00 PM and shall not resume the work earlier than 7:00 AM to avoid hindrance during late hours and early morning.
  - Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling process or in-situ for re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).
  - The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation of basements with safe design for retaining walls and proper structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workers and general public by erecting safe barricades.
  - The wheelbarrow parking shall be provided as per the following table.
  - The Owner / Association of the high-rise building shall conduct two mock fire trials in the building one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
- Note:
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
  - List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
  - Employment of child labour in the construction activities strictly prohibited.
  - Obtaining NCC from the Labour Department before commencing the construction work is a must.

- 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 BBMP.
- The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP regarding utilization of treated water for all construction activities to build up area more than 2000 Sq.mts.
- The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management by law 2016.
- The Applicant / Owner / Developer shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling / development plan and at least Two Trees for single unit.
- The Applicant / Owner / Developer shall abide by the Rules and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
- The Applicant / Owner / Developer shall obtain building construction against the sanctioned plan the action will be initiated according to BBMP Act No. 2002.
- The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
- The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NCC issued from various departments wherever applicable.
- BBMP will not be responsible for any dispute that may arise in respect of property in question.
- 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 to be taken.
- The applicant / 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.
- 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.
- The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
- In case of non-compliance of safety precautionary measures or due to any other reason / loss of life or injury or permanent disability caused to persons or damages caused to public or private property, BBMP 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.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Proceeding Inspected) Letter No. 10595/ET/2013, dated 01.04.2013.
- 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.
- The Applicant / Builder / Owner / Contractor should register the Registration and establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the local Engineer in-charge to register the establishment and ensure the registration of establishment and workers working at construction site or work place.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site work place who is not registered with the Karnataka Building and other construction workers Welfare Board.

AREA STATEMENT (BMAP)		VERSION NO. 1.0.29
PROJECT DETAIL		VERSION DATE: 06/03/2025
Authority: BBMP	Plot: Law, Residential	
Project No: 190/29/3/1/2B	Plot: SubArea, Apartment	
Application Type: General	Land Use Zone: Residential (R2B)	
Proposed Type: Building Permission	Plot Sub Area No: 102/29/3/1/2B	
Title: Section No: 102	City Survey No: 102	
Location: RRV-11	Katha No. (As per Katha Extract): 190/29/3/1/2B	
Building Line Specified as per Z.R. Code: 10.00	Locality / Street of the property: KEMPAPURA VILLAGE, YELAHANNA HOBLI, BANGALORE	
Zone: VahanaKha	Plot Area (Sq.m): 102.00	
Thematic Code: SB/B/Residential	Zone: VahanaKha	
Area of Plot (Minimum)	(A) Deductions	50.00
NET AREA OF PLOT	(A) Deductions	1462.64
COVERAGE CHECK		
Permissible Coverage Area (50.00 %)		891.32
Proposed Coverage Area (55.6 %)		895.39
Actual Net Coverage Area (35.6 %)		895.39
Balance Coverage Area (14.4 %)		2796.83
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		3399.12
Total Perm. FAR level (1.75)		3399.12
Residential FAR (100.00 %)		3399.61
Proposed FAR Area		3399.61
Actual Net FAR Area (1.75)		3399.61
Balance FAR Area (0.00)		86.51
BUILT UP AREA CHECK		
Proposed Built Up Area		5113.26
Substructure Area Add in BU (Lift/Pool etc)		65.91
Achieved Built Up Area		5179.17

Approval Date : \_\_\_\_\_

Color Notes

COLOR INDEX	Color
PLUT BOUNDARY	Red
ADJUTTING ROAD	Blue
PROPOSED WORK (COVERAGE AREA)	Green
EXISTING (To be retained)	Black
EXISTING (To be demolished)	Grey

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK A (BUILDING)	Residential	Apartment	Highrise	R
BLOCK B (BUILDING)	Residential	Apartment	Highrise	R
BLOCK C (BUILDING)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.m)	Units	Prop.	Reqd. Unit	Car	Reqd. Prop.
BLOCK A (BUILDING)	Residential	Apartment	50-225	1	-	1	105	-
BLOCK B (BUILDING)	Residential	Apartment	50-225	1	-	1	55	-
BLOCK C (BUILDING)	Residential	Apartment	50-225	1	-	1	85	-
Total							245	350

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.m)	Reqd.	Achieved
Car	245	3368.75	350	4812.50
Vehicles Car Parking	28	0	0	0.00
Total Car	271	3725.25	350	4812.50
Handicapped	-	357.50	0	5.00
Other Parking	-	-	-	9292.72
Total	498.75	-	-	14799.22

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.m)	Deductions From Gross BUA (Area in Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)							Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Trmt (No.)	Capex Area other than Tenement
					StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking				
BLOCK A (BUILDING)	1	3564.05	5367.62	30263.23	782.10	247.21	4.19	0.00	0.00	192.87	14799.22	14314.65	14314.65	105	0.00
BLOCK B (BUILDING)	1	9223.34	1274.47	7948.87	272.68	96.37	4.19	0.00	0.00	0.00	7575.63	7575.63	7575.63	55	0.00
BLOCK C (BUILDING)	1	16471.24	3808.08	12891.16	391.39	171.79	4.19	175.09	132.37	0.00	12016.33	12016.33	12016.33	85	440.36
Grand Total	3	61342.63	10222.37	51120.26	1446.17	515.37	12.57	175.09	132.37	192.87	14799.22	33996.61	33996.61	245	440.36

Block - BLOCK A (BUILDING)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA (Area in Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)							Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Trmt (No.)	
				StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking				Res.
Terrace Floor	122.48	0.00	122.48	93.15	25.14	4.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	4081.03	1044.96	3036.07	93.15	29.33	0.00	0.00	0.00	0.00	2913.59	2913.59	21		
Third Floor	4071.36	1080.76	2990.60	93.15	29.33	0.00	0.00	0.00	0.00	2868.12	2868.12	21		
Second Floor	4086.02	1050.11	3035.91	76.97	29.33	0.00	0.00	0.00	0.00	2929.61	2929.61	21		
First Floor	4089.99	1058.26	3031.73	93.15	29.33	0.00	0.00	0.00	0.00	2889.25	2889.25	21		
Ground Floor	3970.29	1133.73	2836.56	93.15	29.33	0.00	0.00	0.00	0.00	2714.08	2714.08	21		
Basement Floor	15348.88	0.00	15246.88	239.38	75.42	0.00	192.87	14799.22	0.00	0.00	0.00	0.00	0.00	
Total	35644.05	5367.62	30263.23	782.10	247.21	4.19	192.87	14799.22	14314.65	14314.65	105			
Number of Same Blocks	1													
Total	35644.05	5367.62	30263.23	782.10	247.21	4.19	192.87	14799.22	14314.65	14314.65	105			

Block - BLOCK B (BUILDING)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA (Area in Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)							Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Trmt (No.)
				StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking			
Terrace Floor	63.00	0.00	63.00	46.24	12.57	4.19	0.00	0.00	0.00	0.00	0.00	0.00	
Fourth Floor	1881.35	258.76	1622.59	45.33	16.76	0.00	1540.50	1540.50	11				
Third Floor	1842.29	259.65	1582.64	45.24	16.76	0.00	1520.62	1520.62	11				
Second Floor	1881.35	260.81	1620.54	45.28	16.76	0.00	1568.41	1568.41	11				
First Floor	1833.61	246.68	1586.93	45.33	16.76	0.00	1535.56	1535.56	11				
Ground Floor	1781.54	268.55	1492.99	45.26	16.76	0.00	1439.97	1439.97	11				
Total	9223.34	1274.47	7948.87	272.68	96.37	4.19	7575.63	7575.63	55				
Number of Same Blocks	1												
Total	9223.34	1274.47	7948.87	272.68	96.37	4.19	7575.63	7575.63	55				

Block - BLOCK C (BUILDING)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA (Area in Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)							Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Trmt (No.)	Capex Area other than Tenement
				StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking				
Terrace Floor	94.00	0.00	94.00	65.27	25.14	4.19	0.00	0.00	0.00	0.00	0.00	0.00		
Fourth Floor	3278.33	726.45	2551.88	65.27	29.33	0.00	2497.28	2497.28	18					
Third Floor	3267.52	727.55	2539.97	65.27	29.33	0.00	2445.37	2445.37	18					
Second Floor	3274.40	715.95	2558.45	65.27	29.33	0.00	2462.85	2462.85	18					
First Floor	3267.56	705.14	2562.42	65.27	29.33	0.00	2462.82	2462.82	18					
Ground Floor	3268.83	702.99	2565.84	65.04	29.33	0.00	2184.01	2184.01	13		440.36			
Total	16471.24	3808.08	12891.16	391.39	171.79	4.19	12016.33	12016.33	85		440.36			
Number of Same Blocks	1													
Total	16471.24	3808.08	12891.16	391.39	171.79	4.19	12016.33	12016.33	85		440.36			

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (BUILDING)	D1	0.75	2.10	165
BLOCK B (BUILDING)	D2	0.90	2.10	139
BLOCK B (BUILDING)	D	1.00	2.10	56
BLOCK B (BUILDING)	MD	1.10	2.10	55

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (BUILDING)	V	1.00	1.20	135
BLOCK B (BUILDING)	V	1.00	1.20	95
BLOCK B (BUILDING)	W1	1.40	1.80	496
BLOCK B (BUILDING)	W1	1.40	2.10	95
BLOCK B (BUILDING)	W1	1.60	1.80	211
BLOCK B (BUILDING)	W2	3.26	1.80	51
BLOCK B (BUILDING)	W2	3.26	2.10	95
BLOCK B (BUILDING)	W2	3.50	2.10	45
BLOCK B (BUILDING)	W2	3.50	2.10	25
BLOCK B (BUILDING)	W2	3.50	2.10	95
BLOCK B (BUILDING)	CW	6.40	1.80	92

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (BUILDING)	D1	0.75	2.10	266
BLOCK C (BUILDING)	D2	0.90	2.10	224
BLOCK C (BUILDING)	D	1.00	2.10	84
BLOCK C (BUILDING)	MD	1.10	2.10	80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
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