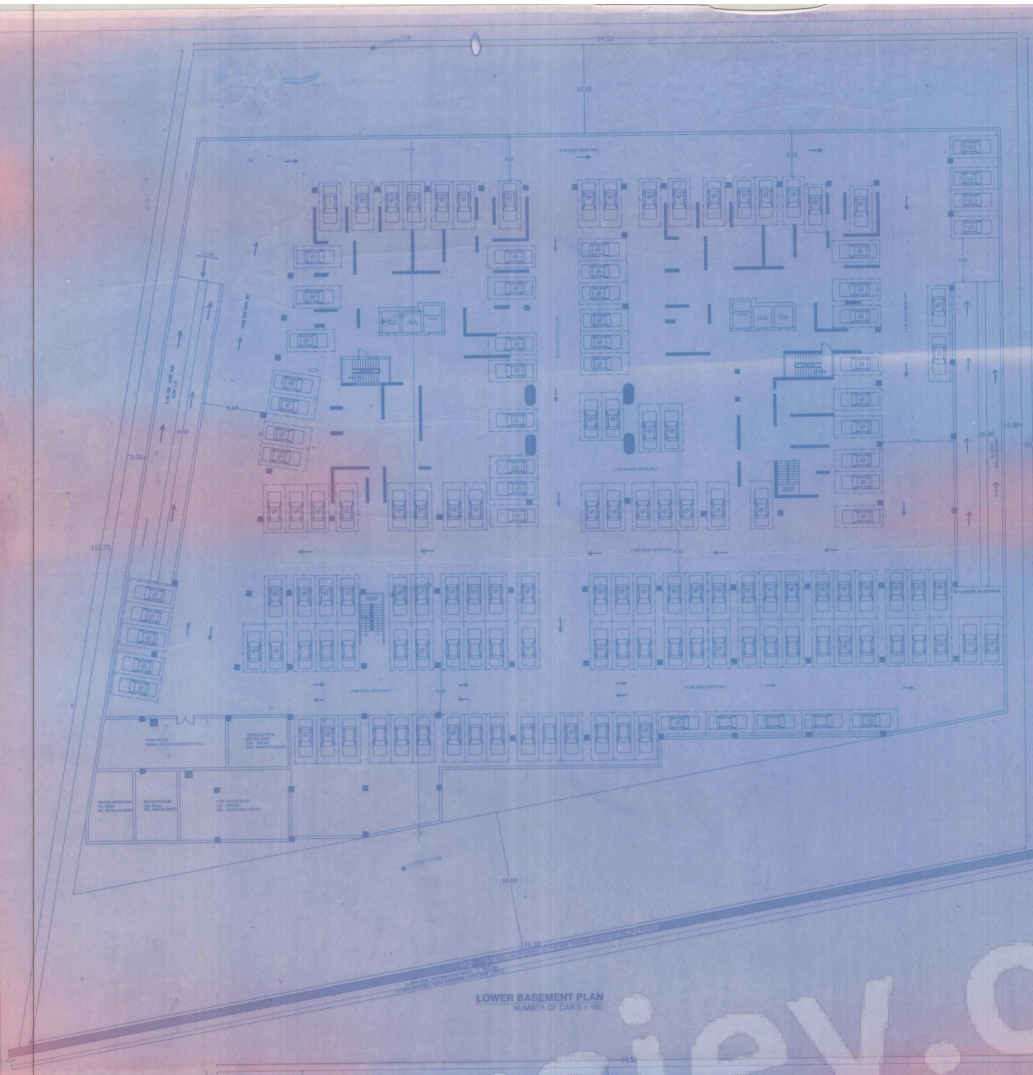
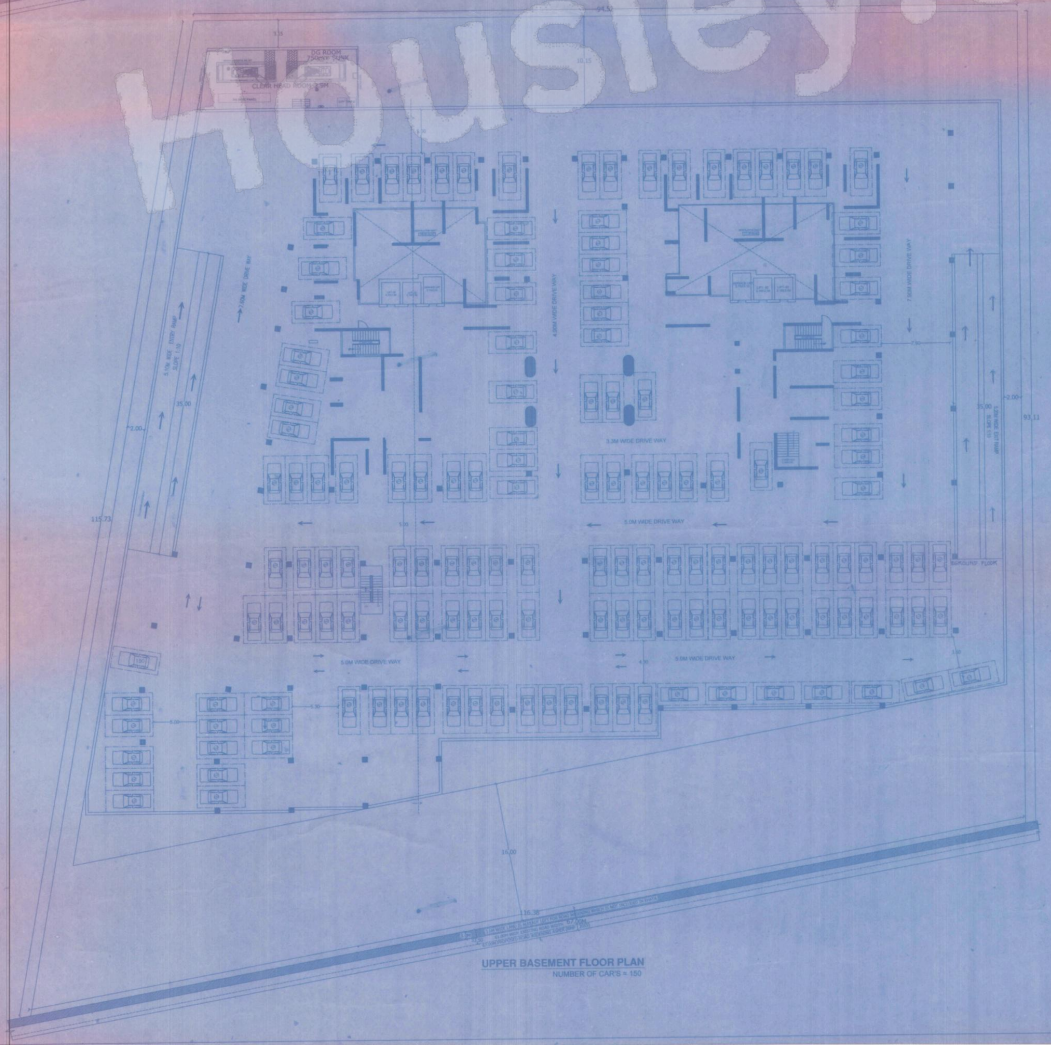


LOWER BASEMENT PLAN
NUMBER OF CARS = 150



UPPER BASEMENT FLOOR PLAN
NUMBER OF CARS = 150

BBMP/Addl.Dir/JD NORTH/LP-0056/13-14

Conditions:

1. Sanction is accorded for the proposed Residential Apartment Building (Stilt + Ground + 7 upper floors) at Khata No. 272/219, Sy No. 40/1, Bhattarahalli, Ward No. 52, Bangalore.
2. Stilt floor is required for Residential use only. The use of the building shall not be revoked in any case.
3. Ltr. No. Stilt floor & Part GF and Surface Area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. The applicant shall make provision for solid waste management within the premises.
6. The applicant shall obtain clearance from the Fire Force Department before occupancy certificate is issued.
7. The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to shed by dumping yard.
8. The applicant shall maintain during construction such barricading as considered necessary to prevent public access to the site and also adequate measures shall be taken for fire safety.
9. The applicant / builder / contractor / developer shall not stock construction materials in the open space reserved for car parking as per the plan.
10. The applicant shall make provision for roof rain water harvesting structure and adopt measures to prevent pollution of ground water sources, if encountered during excavation. The overhead tank shall be provided with an arrangement to prevent wastage of water.
11. The applicant shall provide a separate room preferably 4.50 x 3.00 m in the basement for the use of security personnel and also to make provisions for letter box on the ground floor near the entrance.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. Licenses and approved plans shall be posted in a conspicuous place of the licensed premises.
16. The building license and the copies of sanctioned plans with specifications shall be preserved in a manner to be made available for inspection whenever required.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in the Rule 32 of the Building Rules 2003.
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The applicant shall get the building inspected by the Assistant Director of Town Planning (South) in the stage of completion of foundation / DPC level and up to lintel level.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence & within one month after its completion shall apply for permission to occupy the building.
21. The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition all the time failing which the Occupancy Certificate is liable to be cancelled.
24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and shall be got approved by the Fire Force Department before occupancy certificate is issued.
25. The applicant should provide at least one ramp with a slope not exceeding 1:12 for the use of physically handicapped persons preferably at the entrance as per rule 31 (five (e) of Building Bye-laws 2003 shall be ensured.
26. The applicant shall provide at least one lift for common use to the ground floor for the use of the physically handicapped persons and also without shall be approved through a licensed lift inspector and a certificate to that effect shall be furnished to the Assistant Director of Town Planning (South) before occupancy certificate is issued.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of condition vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that all the electric cables are housed in the ducts and invisible. The electrical wiring in the building shall be got approved by the Electrical Inspector before occupancy certificate is issued.
29. The Owner / Association of High-rise building shall ensure that the building is inspected by empanelled agencies of the Fire Force Department at least once in two years for its compliance with regard to fire safety measures and obtain a certificate to that effect and submit the same to the Assistant Director of Town Planning (South).
30. The Owner / Association of High-rise building shall obtain clearance certificate from the Electrical Inspectorate every year before the onset of summer and shall ensure adequate safety is ensured in the building.
31. Payment of license fees for erection of this plan is subject to result of N.O.C. 69/2012/B.S.K. dated 31-01-2013.
32. In case of any false statement, misrepresentation of facts, or wrong claim made, the plan sanction is deemed cancelled.

Note:
1. Ramp/s shall be provided for rolling up of shutters for covering balconies in the shopping complex.
2. List of violations of sanction shall be furnished to the Builder / Contractor by the Labour Department which is strictly adhered to.
3. Obtaining NOC from the Labour Department before commencing the construction work is a must.
4. Construction workers shall be provided with temporary sheds to stay during the period of construction.
5. In case if the documents submitted in respect of property is found to be false or fabricated, the plan sanction is deemed cancelled and legal action will be initiated.

N.O.C. Details:

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department		
2	Karnataka Pollution Control Board		
3	BWSSB		
4	BESCOM		
5	BWSSB		
6	BESCOM		
7	BWSSB		

Sl. No. 1 Letter Dtd. dtd.28.08.2012 upto date CD No. 1800867 dtd 03-07-2013

Sl. No. The Applicant has paid the fees vide Receipt No. RK-2107060100123/13-14 dated 31-01-2013 for the following:

Layout Fees	44,98,700.00
1. Ground Floor	33,04,200.00
2. Upper Floor Charges	
a. Plot Area	1,42,015.00
b. Car Park	2,14,500.00
c. Club House	27,18,000.00
3. Security Deposit	40,000.00
4. Plan Copy Charges & Computer Fee charges	
5. Water Supply Charges and Labour Cess	42,900.00
to be paid to BWSSB	1,26,19,415.00
TOTAL	1,26,19,415.00
SAY Rs.	1,26,20,000.00

SHEET NO : 1/5

PROJECT TITLE :

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO : 272-219, (SY NO : 40/1), BHATTARAHALLI, K.R. PURAM, WARD NO - 52, BANGALORE

SCHEDULE OF JOINERY

SLNO	PASSAGE	SIZE
D1	DK DOOR	1,200 x 2,100
D2	DOOR	1,000 x 2,100
D3	DOOR	900 x 2,100
D4	SLIDING DOOR	1,800 x 2,100
D5	SLIDING DOOR	2,400 x 2,100
W1	WINDOW	1,800 x 1,200
W2	WINDOW	1,200 x 1,200
W3	WINDOW	1,500 x 1,200
V1	VENTILATOR	600 x 600

AREA CALCULATIONS

ALL DIMENSIONS ARE IN METERS SCALE = 1: 200

AREA STATEMENT IN Sq.mt

SITE AREA = 10716.95 Sq.mt

FLOOR	GROSS AREA	DEDUCTION AREA	NET F.A.R AREA
LOWER BASEMENT FLOOR	7271.43	7206.69	65.54
UPPER BASEMENT FLOOR	7396.68	7206.08	190.60
GROUND FLOOR	4875.34	4225.20	650.14
1st FLOOR	2196.62	218.22	1974.40
2nd FLOOR	1246.23	134.18	1112.05
3rd FLOOR	1246.23	134.18	1112.05
4th FLOOR	1246.23	134.18	1112.05
5th FLOOR	1552.33	125.53	1426.80
6th FLOOR	1456.75	222.30	1234.45
7th FLOOR	1456.75	222.30	1234.45
8th FLOOR	1604.67	125.53	1479.14
9th FLOOR	1463.33	130.93	1332.40
10th FLOOR	1463.33	130.93	1332.40
11th FLOOR	1552.33	125.53	1426.80
12th FLOOR	1456.75	222.30	1234.45
13th FLOOR	1456.75	222.30	1234.45
14th FLOOR	1604.67	125.53	1479.14
15th FLOOR	1463.33	130.93	1332.40
16th FLOOR	1463.33	130.93	1332.40
17th FLOOR	1552.33	125.53	1426.80
18th FLOOR	1456.75	222.30	1234.45
19th FLOOR	1456.75	222.30	1234.45
20th FLOOR	1611.03	133.18	1477.85
21st FLOOR	1246.23	134.18	1112.05
22nd FLOOR	1246.23	134.18	1112.05
23rd FLOOR	1246.23	134.18	1112.05
24th FLOOR	1246.23	134.18	1112.05
25th FLOOR	1246.23	134.18	1112.05
26th FLOOR	910.67	110.16	800.51
27th FLOOR	790.72	118.07	672.65
TERRACE FLOOR	155.77	155.77	NIL
TOTAL	57908.26	22932.39	34675.87

F.A.R :- 34675.87 / 10716.95 = 3.23 > 3.25

COVERAGE :- 4875.34 / 10716.95 X 100 = 45.49% < 50%

HEIGHT OF THE BUILDING :-

PERMISSIBLE HEIGHT = ----

ACHIEVED HEIGHT OF THE BUILDING = 91.60 M

NO OF CAR PARKING :-

AREA (Sq.mt)	Prop. UNITS	Requ. Cars
60 - 225		
226 - 375	150	2
376 - 525	19	3

FLOOR WISE PARKING

LOWER BASEMENT = 150 CARS
UPPER BASEMENT = 150 CARS
GROUND FLOOR = 85 CARS
SURFACE PARKING = 26 CARS
TOTAL = 411 CARS

TOTAL NO OF UNITS = 169 UNITS

150 X 2 = 300 CARS
19 X 3 = 57 CARS
TOTAL = 357 CARS

CLUB HOUSE AREA - 656.14 / 50 = 13 CARS

APARTMENT = 357 CARS
CAR PARKING 10% VISITORS = 36 CARS
PARKING FOR CLUB HOUSE = 13 CARS
REQUIRED CAR PARKING = 406 CARS
ACHIEVED CAR PARKING = 411 CARS

OWNER'S SIGNATURE :-

M/s. MYSORE METAL INDUSTRIES,

I.Mr. RATHNAKAR SHETTY, (GPA HOLDER)

ARCHITECT'S SIGNATURE :-

Mr. KARAN R. SHETTY
BCC/EL - 3.6 / A-2367 / 2012 - 2013

FLOORS IN SHEET

LOWER BASEMENT & UPPER BASEMENT

NOTE:
PAYMENT OF LICENSE FEE FOR SANCTION OF THIS PLANS IS SUBJECT TO RESULT OF W.P. No. 6995/2008 & 29932/2009

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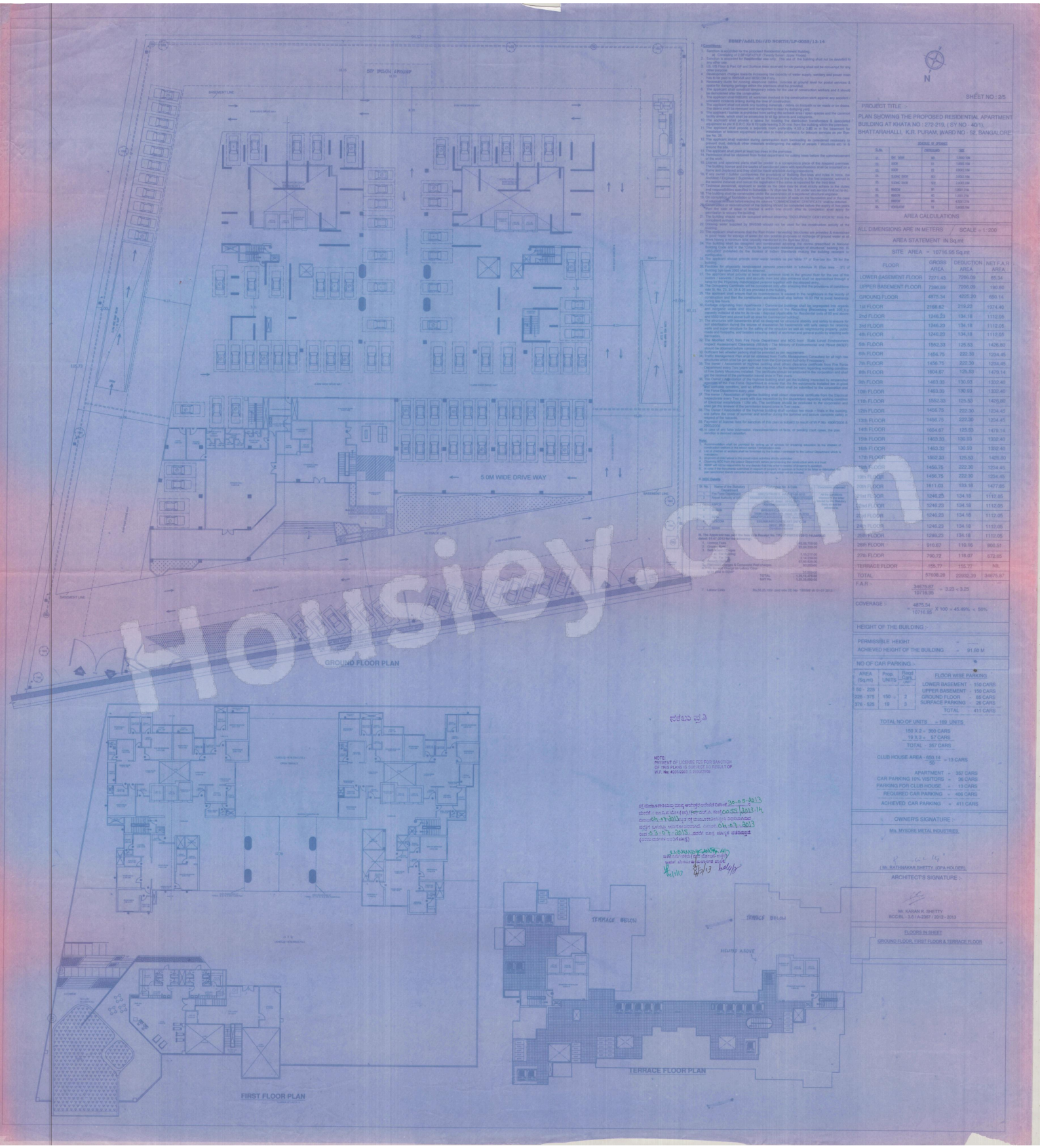

SHEET NO : 2/5

PROJECT TITLE :-

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO : 272-219, (SY NO : 40/1), BHATTARAHALLI, K.R. PURAM, WARD NO - 52, BANGALORE

SCHEDULE OF DOORS

D.NO.		PANELLED	SIZE
D1	BR. DOOR	90	1200 x 2100 MM
D2	DOOR	81	1000 x 2100 MM
D3	DOOR	03	0900 x 2100 MM
D4	SLIDING DOOR	001	1500 x 2100 MM
D5	SLIDING DOOR	002	2400 x 2100 MM
D6	DOOR	91	1200 x 2100 MM
D7	DOOR	42	1200 x 2100 MM
D8	DOOR	86	1200 x 2100 MM
D9	VENTILATOR	11	0600 x 0600 MM

AREA CALCULATIONS

ALL DIMENSIONS ARE IN METERS / SCALE = 1:200

AREA STATEMENT IN Sq.mt

SITE AREA = 10716.95 Sq.mt

FLOOR	GROSS AREA	DEDUCTION AREA	NET F.A.R AREA
LOWER BASEMENT FLOOR	7271.43	7206.09	65.34
UPPER BASEMENT FLOOR	7396.89	7206.09	190.80
GROUND FLOOR	4875.54	4255.20	650.14
1st FLOOR	2188.82	219.22	1574.46
2nd FLOOR	1246.23	134.18	1112.05
3rd FLOOR	1246.23	134.18	1112.05
4th FLOOR	1246.23	134.18	1112.05
5th FLOOR	1552.33	125.53	1426.80
6th FLOOR	1456.75	222.30	1234.45
7th FLOOR	1456.75	222.30	1234.45
8th FLOOR	1604.67	125.53	1478.14
9th FLOOR	1463.33	130.93	1332.40
10th FLOOR	1463.33	130.93	1332.40
11th FLOOR	1552.33	125.53	1426.80
12th FLOOR	1456.75	222.30	1234.45
13th FLOOR	1456.75	222.30	1234.45
14th FLOOR	1604.67	125.53	1478.14
15th FLOOR	1463.33	130.93	1332.40
16th FLOOR	1463.33	130.93	1332.40
17th FLOOR	1552.33	125.53	1426.80
18th FLOOR	1456.75	222.30	1234.45
19th FLOOR	1456.75	222.30	1234.45
20th FLOOR	1611.01	133.18	1477.85
21st FLOOR	1246.23	134.18	1112.05
22nd FLOOR	1246.23	134.18	1112.05
23rd FLOOR	1246.23	134.18	1112.05
24th FLOOR	1246.23	134.18	1112.05
25th FLOOR	1246.23	134.18	1112.05
26th FLOOR	910.67	110.16	800.51
27th FLOOR	790.72	118.07	672.65
TERRACE FLOOR	155.77	155.77	NIL
TOTAL	57608.26	22932.39	34675.87

F.A.R :- 34675.87 / 10716.95 = 3.23 < 3.25

COVERAGE :- 4875.54 / 10716.95 X 100 = 45.49% < 50%

HEIGHT OF THE BUILDING :-

PERMISSIBLE HEIGHT =
ACHIEVED HEIGHT OF THE BUILDING = 91.80 M

NO OF CAR PARKING :-

AREA (Sq.mt)	Proj. UNITS	Reqd Cars	FLOOR WISE PARKING
50 - 225			LOWER BASEMENT - 150 CARS
226 - 375	150	2	UPPER BASEMENT - 150 CARS
376 - 525	19	3	GROUND FLOOR - 85 CARS
			SURFACE PARKING - 26 CARS
			TOTAL - 411 CARS

TOTAL NO OF UNITS = 169 UNITS

150 X 2 = 300 CARS
19 X 3 = 57 CARS
TOTAL = 357 CARS

CLUB HOUSE AREA - 650.14 / 50 = 13 CARS

APARTMENT = 357 CARS
CAR PARKING 10% VISITORS = 36 CARS
PARKING FOR CLUB HOUSE = 13 CARS
REQUIRED CAR PARKING = 406 CARS
ACHIEVED CAR PARKING = 411 CARS

OWNER'S SIGNATURE :-

Mrs. MYSORE METAL INDUSTRIES

(Mr. RATHNAKAR SHETTY (DPA HOLDER))

ARCHITECT'S SIGNATURE :-

Mr. KARAN R. SHETTY
BCC/BL - 3.6 / A-2357 / 2012 - 2013

FLOORS IN SHEET
GROUND FLOOR, FIRST FLOOR & TERRACE FLOOR

NOTE:
PAYMENT OF LICENSE FEE FOR SANCTION OF THIS PLANS IS SUBJECT TO RESULT OF W.P. No. 40010/2013 & SWAMY.

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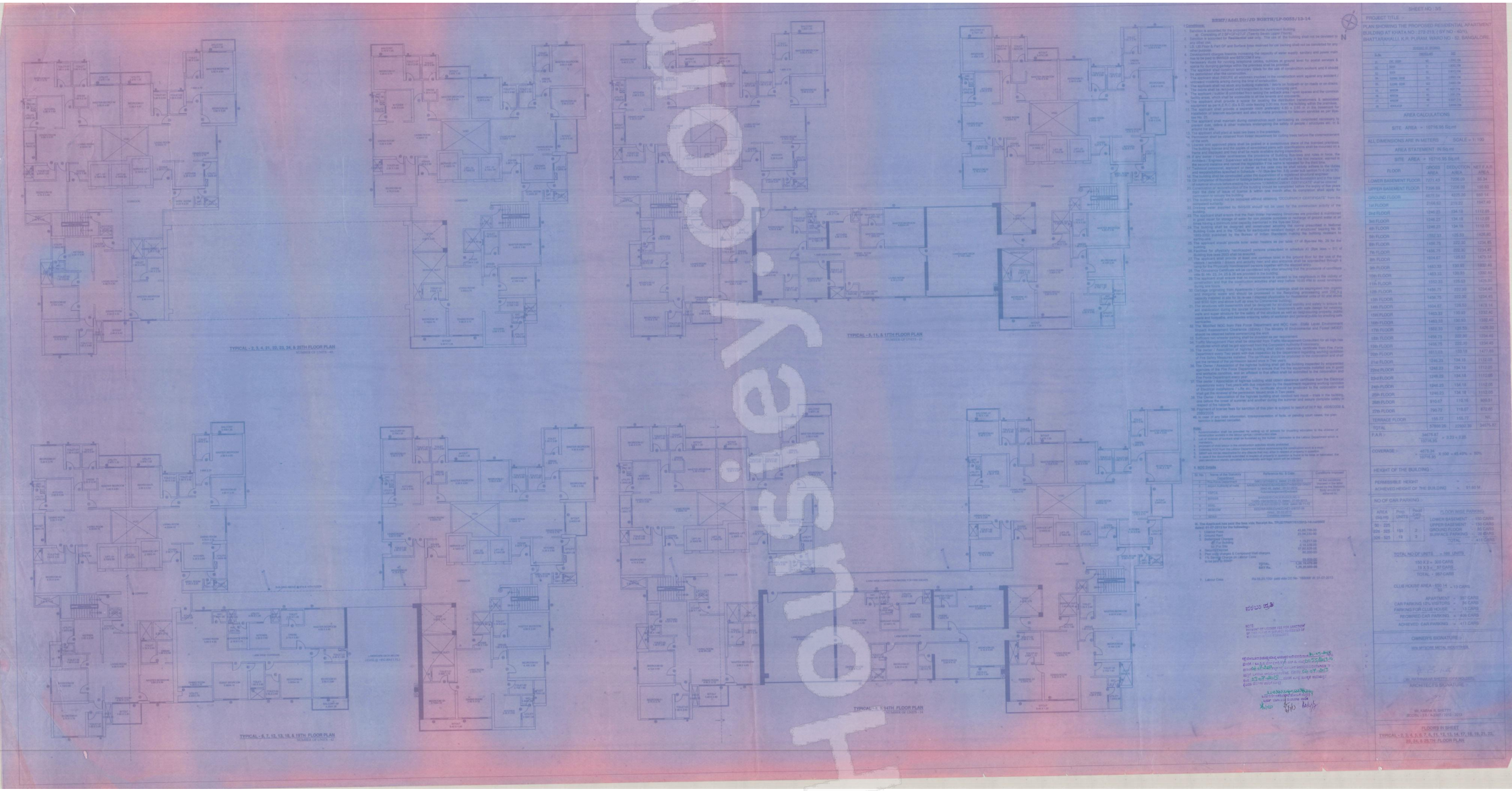

housiey.com

BBMP/Addl.Dir/JD NORTH/LP-0053/13-14

1 Conditions.

2. Sanction is accorded for the proposed Residential Apartment Building.
3. Development charges to the tune of Rs. 41,68,728.00 (Rupees Forty One Lakhs Sixty Eight Thousand Seven Hundred and Twenty Eight only) towards Infrastructure Development Charges and Rs. 1,26,00,000.00 (Rupees One Crore Twenty Six Lakhs only) towards Solid Waste Management charges should be remitted to the Bangalore Mahanagara Palike before issuing the Building License.
4. Rain water harvesting structure should be provided as per the Bye-law 32(a) of the Building Bye-laws.
5. The applicant shall make arrangements to draw water supply, sewerage and storm water drain connections only after obtaining the necessary permission from the Bangalore Water Supply and Sewerage Board.
6. The applicant shall make arrangements to avoid obstruction to traffic and shall not stack the materials on the road or footpath during the construction period.
7. The applicant shall not encroach on the adjoining property.
8. The applicant shall not put up any temporary structure in the premises without obtaining permission from the Bangalore Mahanagara Palike.
9. The applicant shall not change the use of the premises without obtaining permission from the Bangalore Mahanagara Palike.
10. The applicant shall not violate the provisions of the Bangalore Mahanagara Palike Tree Preservation Act, 1976.
11. The applicant shall not violate the provisions of the Karnataka Fire Prevention and Fire Safety Act, 1964.
12. The applicant shall not violate the provisions of the Karnataka Ancient and Historical Monuments and Archaeological Sites and Remains Act, 1961.
13. The applicant shall not violate the provisions of the Karnataka Town and Country Planning Act, 1961.
14. The applicant shall not violate the provisions of the Karnataka Land Revenue Act, 1964.
15. The applicant shall not violate the provisions of the Karnataka Land Reforms Act, 1961.
16. The applicant shall not violate the provisions of the Karnataka Land Acquisition Act, 1894.
17. The applicant shall not violate the provisions of the Karnataka Land Grabbing Prohibition Act, 2011.
18. The applicant shall not violate the provisions of the Karnataka Land Revenue Rules, 1966.
19. The applicant shall not violate the provisions of the Karnataka Land Reforms Rules, 1974.
20. The applicant shall not violate the provisions of the Karnataka Land Acquisition Rules, 1961.
21. The applicant shall not violate the provisions of the Karnataka Land Grabbing Prohibition Rules, 2011.
22. The applicant shall not violate the provisions of the Karnataka Land Revenue Rules, 1966.
23. The applicant shall not violate the provisions of the Karnataka Land Reforms Rules, 1974.
24. The applicant shall not violate the provisions of the Karnataka Land Acquisition Rules, 1961.
25. The applicant shall not violate the provisions of the Karnataka Land Grabbing Prohibition Rules, 2011.

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SHEET NO : 1 to 5

PROJECT TITLE :

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO : 278 /19 (SY NO : 40/1), BHATTARAHALLI, K.R. PURAM, WARD NO - 50, BANGALORE.

SCHEDULE OF BOUNDARIES

A/B	BEARING	DIMENSIONS
A	DC ISD	90
B	DDC	90
C	SSW	90
D	SSW 30E	90
E	DDC SSE	90
F	WWS	90
G	WWS	90
H	WWS	90
I	WWS	90
J	WWS	90

AREA CALCULATIONS

SITE AREA = 10716.55 Sq.mt

ALL DIMENSIONS ARE IN METERS SCALE = 1: 100

AREA STATEMENT IN Sq.mt

SITE AREA = 10716.55 Sq.mt

FLOOR	GROSS AREA	DEDUCTION AREA	NET F.A.R AREA
LOWER BASEMENT FLOOR	7231.43	7206.09	25.34
UPPER BASEMENT FLOOR	7206.09	7206.09	150.60
GROUND FLOOR	4275.59	4275.59	600.14
1st FLOOR	2109.62	219.22	1547.49
2nd FLOOR	1246.23	134.18	1112.05
3rd FLOOR	1246.23	134.18	1112.05
4th FLOOR	1246.23	134.18	1112.05
5th FLOOR	1352.32	126.03	1426.35
6th FLOOR	1458.75	222.00	1236.75
7th FLOOR	1458.75	222.00	1234.49
8th FLOOR	1604.67	128.53	1473.14
9th FLOOR	1460.53	130.03	1330.42
10th FLOOR	1460.53	130.03	1330.42
11th FLOOR	1603.32	105.68	1426.35
12th FLOOR	1458.75	222.00	1234.45
13th FLOOR	1458.75	222.00	1234.49
14th FLOOR	1604.67	128.53	1473.14
15th FLOOR	1460.53	130.03	1330.42
16th FLOOR	1460.53	130.03	1330.42
17th FLOOR	1603.32	126.03	1426.35
18th FLOOR	1458.75	222.00	1234.49
19th FLOOR	1458.75	222.00	1234.49
20th FLOOR	1613.05	139.18	1477.15
21st FLOOR	1246.23	134.18	1112.05
22nd FLOOR	1246.23	134.18	1112.05
23rd FLOOR	1246.23	134.18	1112.05
24th FLOOR	1246.23	134.18	1112.05
25th FLOOR	1246.23	134.18	1112.05
26th FLOOR	910.47	110.16	800.31
27th FLOOR	788.72	116.07	672.65
TERRACE FLOOR	156.72	156.72	NIL
TOTAL	57884.05	23692.39	34375.67

F.A.R :- 34375.67 / 10716.55 = 3.23 = 3.25

COVERAGE :- 4275.34 / 10716.55 X 100 = 45.49% < 50%

HEIGHT OF THE BUILDING :-

PERMISSIBLE HEIGHT :- ~

ACHIEVED HEIGHT OF THE BUILDING = 91.69 M

NO OF CAR PARKING :-

AREA (SQ.MTS)	Proj. UNITS	Resi. UNITS	FLOOR WISE PARKING
50 - 225			LOWER BASEMENT - 150 CARS
226 - 335			UPPER BASEMENT - 150 CARS
336 - 365	150	2	GROUND FLOOR - 86 CARS
366 - 565	19	1	SURFACE PARKING - 35 CARS
			TOTAL - 411 CARS

TOTAL NO OF UNITS :- 169 UNITS

150 X 2 = 300 CARS
19 X 1 = 19 CARS
TOTAL = 319 CARS

CLUB HOUSE AREA - 650.14 Sq.mt = 13 CARS

APARTMENT = 319 CARS
CAR PARKING CALCULATIONS = 319 CARS
PARKING FOR CLUB HOUSE = 13 CARS
REQUIRED CAR PARKING = 332 CARS
ACHIEVED CAR PARKING = 411 CARS

OWNER'S SIGNATURE :-

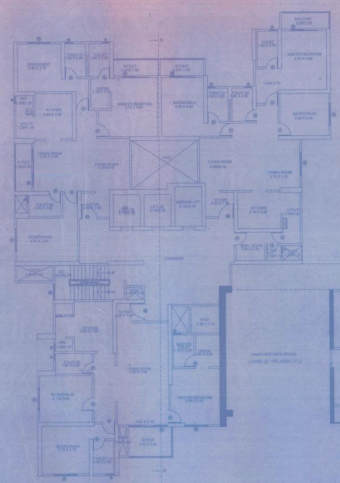
M/S MYSORE METAL INDUSTRIES

ARCHITECT'S SIGNATURE :-

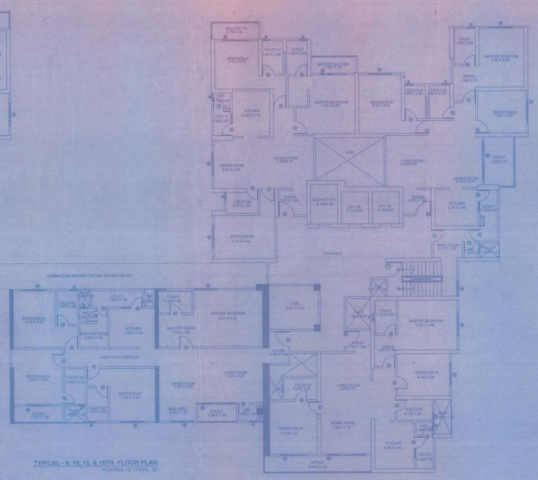
M. HARIHAR MURTHY
BCAR/A - 2/1, AUGUST 1978 / 2010

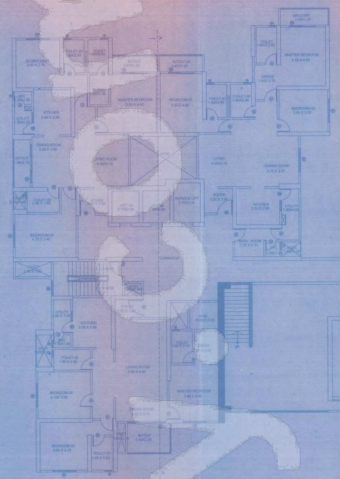
FLOORS IN SHEET

TYPICAL - 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, 14, 17, 18, 19, 21, 22, 23, 24, & 25 TH FLOOR PLAN

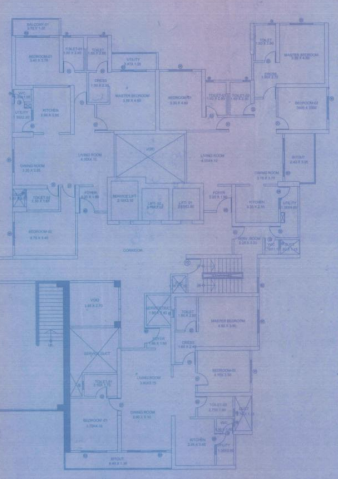


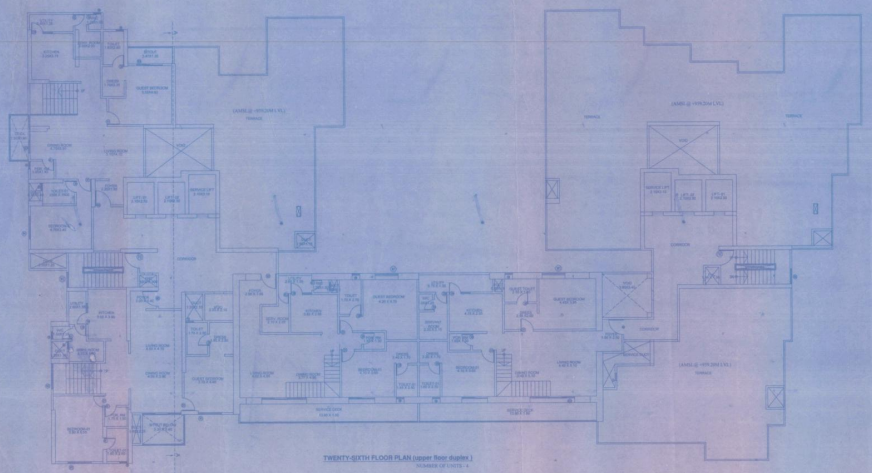
TYPICAL - 9, 10, 15, & 16TH FLOOR PLAN



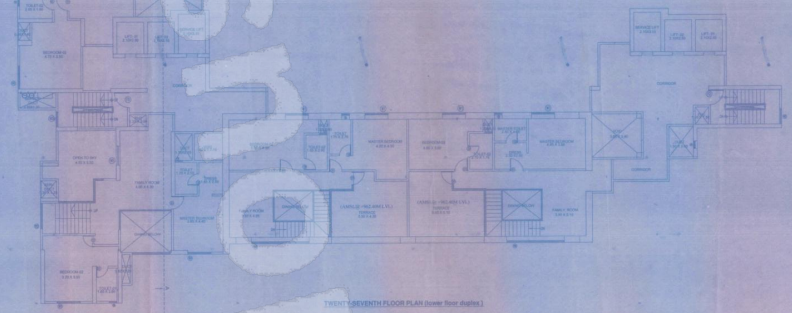


TWENTIETH FLOOR PLAN





TWENTY-SIXTH FLOOR PLAN (upper floor duplex)



TWENTY-SEVENTH FLOOR PLAN (lower floor duplex)

BBMP/Addl.DC/JD SOUTH/LP-0050/13-14

1 Conditions:

1. Sanction is accorded for the proposed Residential Apartment Building.
   a) Consisting of 2 BF+GF+7UF (Twenty Seven Upper Floor).
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. The car parking in Part-GF and Surface Area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power mains has to be paid to BWSSB and BESCOM as the case may be.
5. Necessary clearance from Fire Force Department for the high rise building shall be obtained before commencement of the building.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall obtain permission from the Labour Department before commencement of the work.
8. The applicant shall provide adequate drinking water facilities, safety measures and other facilities for the construction workers employed in the building.
9. The applicant shall not stock building materials, debris etc., in the street or on the pavement or open space adjoining to the premises.
10. The applicant shall provide a space for locating the distribution transformers & electrical equipments as per the requirement of the power supply agency in the ground floor of the building.
11. The applicant shall provide a separate room measuring 4.50 m x 3m in the basement for installation of telecom equipment and also to make provisions for telecom services as per the rules.
12. The applicant shall obtain clearance from the Karnataka Urban Water Supply and Drainage Board for water supply and sewerage connections before occupation of the building.
13. The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
14. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
15. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition to arrest the run-off and utilise the rain water for non-potable purposes at all times having a minimum total capacity mentioned in the Scrutiny Slip.
16. 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" adopting Zone III of IS 1893 (Part 1) by the Bureau of Indian Standards making the building resistant to earthquake.
17. The applicant should provide solar water heaters as per rules 11 of Byelaw No. 29 for the building.
18. Facilities for physically handicapped persons prescribed in schedule 'A' shall have to be provided in the building as per the rules.
19. The applicant shall provide an open and common toilet in the ground floor for the use of the worker / servants / drivers and security man and also staircase shall be approached through a ramp for the physically handicapped persons as per the rules and norms.
20. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions laid down in the Fire Force Department's N.O.C. are complied with.
21. The applicant shall make his arrangements to deposit the construction waste in the premises of corporation and that the construction activities shall also before 10.00 P.M to avoid nuisance during late hours.
22. Garbage originating from owner / Commercial buildings shall be segregated and disposed of in the manner as directed by the competent authority. Particularly, composting and vermi-composting of bio-degradable garbage shall be done within the premises with a view to avoid any nuisance and smell to the neighbouring property.
23. The applicant shall obtain No Objection Certificate from the Chief Controller of Explosives, Nagpur before commencement of the work involving use of explosives in the event of blasting of rock.
24. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise buildings as per the direction of the Competent Authority / Commissioner.
25. The owner / association of high-rise building shall obtain 'Occupancy Certificate' from Fire Force Department before occupying the building and thereafter renewal certificate shall be obtained every year. The Occupancy Certificate / Provisional Fire NOC shall be displayed in the premises of Fire Safety Measures certified. The certificate should be produced for inspection and also get the renewal of the permission issued once in Two years.
26. The owner / association of high-rise building shall see that the building inspected by competent officials of the Fire Force Department to ensure that the fire equipments installed are in good working condition and also to see that adequate number of persons are trained in the use of the Fire Safety Equipments every year.
27. The owner / Association of High-rise building shall obtain clearance certificate from the Electrical Inspectorate before occupying the building and thereafter, get the building inspected by the officials of Electrical Inspectorate every year. No certificate should be produced to the corporation and also get the renewal of the permission issued once in Two years.
28. The Owner / Association of the high-rise building shall provide two nos. of fans in the building one before the onset of summer and another during the summer and provide complete safety to the users of the lift(s).
29. Payment of balance fees for sanction of this plan is subject to result of W.P.No. 49606/2006 & 49607-609/2006.

All / cases in any false information, misrepresentation of facts, or pending court cases, the sanction is deemed cancelled.

Note:

1. Accommodation shall not be provided for setting up of activities for incubating activities by the occupier or others without the permission of the competent authority.
2. Adequate drinking water facilities shall be provided within the premises.
3. Permission / clearance is required from the Labour Department before the commencement of the work.
4. Sufficient two wheeler parking shall be provided as per requirement.
5. Application should be submitted to the Karnataka Pollution Control Board before starting the activity.
6. Effluent Treatment Plant of adequate capacity shall be provided to treat the waste water generated in the premises and the treated water shall be used for gardening within the premises.
7. Fire safety measures should be provided as per the proposal.
8. Rain water harvesting structure shall be provided as per the proposal.

9. ESCOMS

Sl. No.	Name of the Solution	Relevant No. & Date	Comments required
1	Fire Force Department	No.FSI/SR/BBMP/CR-1/2013-14, Dated:30/04/2013	All fire measures should be provided as per the NOC issued by the Fire Force Department.
2	BWSSB	No. BWSSB/	
3	BESCOM	No. BESCOM/	
4		No.	
5		No.	

10. The Applicant has paid the fees vide Receipt No. TR-BTP0007913-131213-R0448592 dated: 31.12.2013 for the following:

1. Licence Fee	41,07,150.00
2. Scrutiny Fee	1,00,000.00
3. Betterment Charges	1,50,510.00
a) For Building	1,50,510.00
b) For Site	00,000.00
4. Security Deposit	47,00,000.00
5. Shelter Fee, Cess & Component Hall charges	00,000.00
6. 1% Service Charges on Labour Cess	00,000.00
to be paid to BBMP	00,000.00
TOTAL	90,57,660.00
SAY Rs.	90,57,660.00

1. Labour Cess Rs.on 31-12-2013

NOTE:
PAYMENT OF LICENSE FEE FOR SANCTION OF THIS PLANS IS SUBJECT TO RESULT OF W.P. No. 49606/06 & 49607/06

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30-12-2013
0055/13-14
31-12-2013
02-01-2014

ASSISTANT DIRECTOR OF TOWN PLANNING
VIJAY NAGAR BANGALORE-560 040

SHEET NO : 1/5

PROJECT TITLE :

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO.: 272/216 (BY NO.- 40/1), BHATTARAHALLI, K.R. PURAM, WARD NO - 52, BANGALORE.

SCHEDULE OF JOINERY			
SLNo.	LENGTH	BREADTH	NO
D	0.9M	2.1M	1
D1	0.8M	2.1M	1
D2	0.8M	2.1M	1
D3	0.9M	2.1M	1
D4	0.75M	2.1M	1
D5	0.9M	2.1M	1
D6	0.75M	2.1M	1
D7	0.9M	2.1M	1
W	1.2M	1.2M	1
W1	1.5M	1.2M	1
W2	1.8M	1.2M	1
V	VARIES	VARIES	1

AREA CALCULATIONS

SITE AREA = 10716.95 Sq.mt

ALL DIMENSIONS ARE IN METERS SCALE = 1: 100

AREA STATEMENT IN Sq.mt

SITE AREA = 10716.95 Sq.mt

FLOOR	GROSS AREA	DEDUCTION AREA	NET F.A.R AREA
LOWER BASEMENT FLOOR	7271.43	7205.09	66.34
UPPER BASEMENT FLOOR	7396.69	7205.09	190.60
GROUND FLOOR	4973.54	4223.20	550.14
1st FLOOR	2150.82	216.22	1047.40
2nd FLOOR	1246.23	134.15	1112.08
3rd FLOOR	1246.23	134.18	1112.05
4th FLOOR	1246.23	134.18	1112.05
5th FLOOR	1552.33	126.92	1425.40
6th FLOOR	1456.75	222.30	1234.45
7th FLOOR	1456.75	222.30	1234.45
8th FLOOR	1604.87	129.53	1475.14
9th FLOOR	1493.93	130.53	1332.40
10th FLOOR	1463.33	130.93	1332.40
11th FLOOR	1552.33	126.93	1425.40
12th FLOOR	1456.75	222.30	1234.45
13th FLOOR	1456.75	222.30	1234.45
14th FLOOR	1604.87	129.53	1475.14
15th FLOOR	1463.33	130.93	1332.40
16th FLOOR	1463.33	130.93	1332.40
17th FLOOR	1552.33	126.93	1425.40
18th FLOOR	1456.75	222.30	1234.45
19th FLOOR	1456.75	222.30	1234.45
20th FLOOR	1611.09	132.18	1477.38
21st FLOOR	1246.23	134.18	1112.05
22nd FLOOR	1246.23	134.18	1112.05
23rd FLOOR	1246.23	134.18	1112.05
24th FLOOR	1246.23	134.18	1112.05
25th FLOOR	1246.23	134.18	1112.05
26th FLOOR	913.97	310.15	603.82
27th FLOOR	780.78	118.07	662.65
TERRACE FLOOR	155.77	155.77	NIL
TOTAL	67808.78	22833.88	34675.87

F.A.R :- 34675.87 / 10716.95 = 3.23 < 3.25

COVERAGE :- 4976.54 / 10716.95 X 100 = 46.49% < 50%

HEIGHT OF THE BUILDING :-

PERMISSIBLE HEIGHT

ACHIEVED HEIGHT OF THE BUILDING = 91.60 M

NO OF CAR PARKING :-

AREA (Sq.mts)	Prop. UNITS	Prop. CAR	FLOOR WISE PARKING
0 - 225	-	-	LOWER BASEMENT = 150 CARS
225 - 275	150	2	UPPER BASEMENT = 150 CARS
275 - 325	19	3	GROUND FLOOR = 85 CARS
			SURFACE PARKING = 26 CARS
			+ TOTAL = 411 CARS

TOTAL NO OF UNITS = 169 UNITS

150 X 2 = 300 CARS
19 X 3 = 57 CARS
TOTAL 357 CARS

CLUB HOUSE AREA : 889.14 = 45 CARS

APARTMENT = 357 CARS
CAR PARKING 10% VISITORS = 36 CARS
PARKING FOR CLUB HOUSE = 03 CARS
REQUIRED CAR PARKING = 408 CARS
ACHIEVED CAR PARKING = 411 CARS

OWNER'S SIGNATURE :-

M/s. MYSORE BETAL INDUSTRIES,

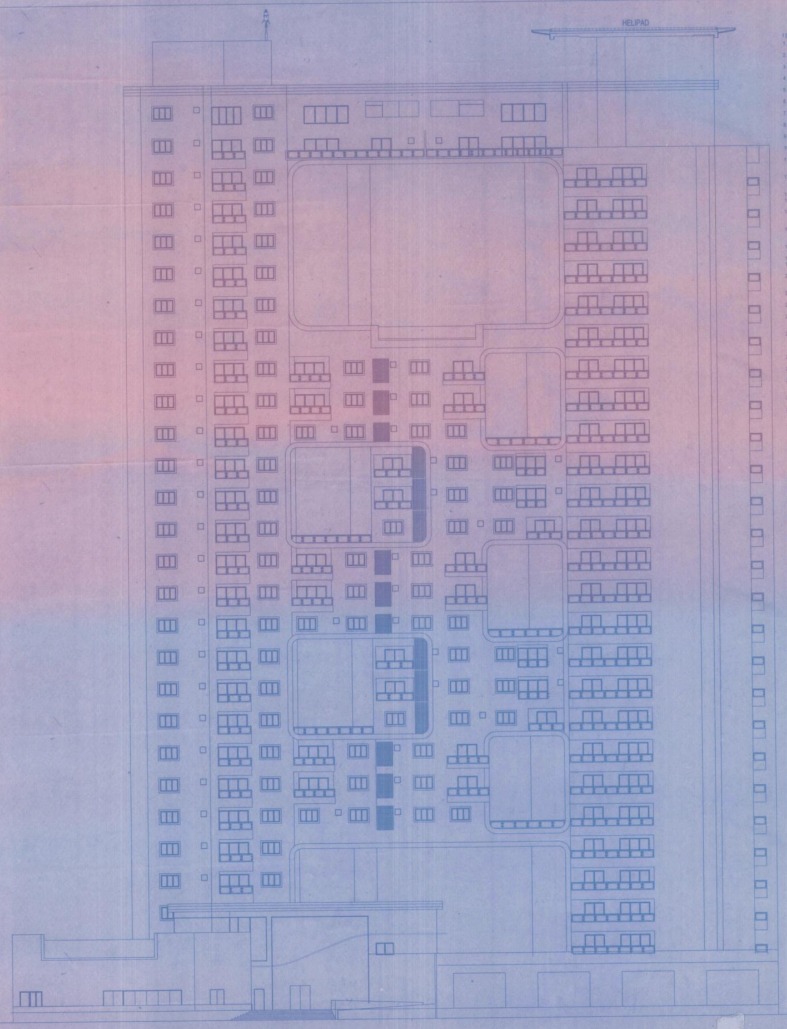
(SRI. RAGHAVAR BHATTA, GPA HOLDER)

ARCHITECT'S SIGNATURE :-

M. KARAN K. SHETTY
BCAR. - 3.6 / A/2387 / 2012 - 2013

FLOORS IN SHEET

TYPICAL - 9, 10, 15, 16, 20, 26 & 27TH FLOOR PLAN



BBMP/Addl.Dir/JD NORTH/LP-0055/13-14

I Conditions:

1. Sanction is accorded for the proposed Residential Apartment Building.
   a) Consisting of 2 BF+GF+13UF (Twenty Seven Upper Floors).
2. The sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Lift, Lift Floor & Part Of and Surface Area sanctioned for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to the BWSSB and BESCOM wherever necessary.
5. Necessary action for carrying telephones cables, sockets at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary sheds for the use of construction workers and it should be dismantled after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to road by common pool.
9. The applicant / builder is prohibited from selling the subject area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipments, if required by the BESCOM and the same shall be made available within the premises.
11. The applicant shall provide a separate room hermetically, 4.32 x 1.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Byelaw No. 35.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc., in & around the site.
13. Permission shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. Licensee shall 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 furnished vi is to the authorities or any officer authorised in this behalf on demand.
16. If any owner / builder contravenes the provisions of building bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities as per Building Bye-laws 2003 vide Rule 32, 33, 34 & 35 of KTCP Act 1961.
18. The construction shall be undertaken only under the supervision of a registered structural engineer.
19. The completion of foundation or footings before erection of walls on the foundation and in the case of columned structure before erecting the columns "CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. Drinking water supply shall be insulated without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.
22. Drinking water supplied by BWSSB should not required for the construction activity of the building.
23. The applicant shall ensure that the Rainwater Harvesting Structures are provided & maintained in good condition as per the plan sanctioned. The proposed scheme of ground water at all the second instance and cancel the registration if the same is repeated for the third time.
24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" marking No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquakes.
25. The applicant should provide solar water heaters as per table 11 of Bye-law No. 20 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (bye laws – XI) of Building bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet at the ground floor for the use of the visitors / servants / drivers and security men and vital entrance shall be approached through a ramp with a slope not exceeding 1:12 and minimum width of 1.5 m.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings must be segregated vide segregation of Garbage Act" should be processed in the Recycling processing unit 200 kg capacity installed at site for it to use / disposed /Authorities for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial buildings.
31. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements etc., and adequate measures for rendering support to the soil mass of the site and adjacent to the site so as to safeguarding property, public roads and footpaths, and besides ensuring safety of workmen and general public for erecting safety barricades.
32. The Worked NOC from Fire Force Department and NOC from State Level Environment Impact Assessment Clearance (SEIAA) / The Ministry of Environment and Forest (MOEF), should be obtained before commencing the work.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. The Applicant shall obtain the Structural Stability Certificate from the Structural Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35. The owners / Association of high/rise building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department during working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued from time to time.
36. The Owner / Association of high/rise building shall obtain clearance certificate that the Electrical Inspectorate every Two years with due inspection by the department regarding working condition of Electrical installations. The certificate should be produced to the corporation and shall get the renewal of the permission issued from time to time.
37. The Owner / Association of the high/rise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and assure compliance in respect of fire hazards.
38. Payment of Scrutiny fees for sanction of this plan is subject to result of W.P No. 40063/2008 & 51300/2012.
39. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Note:

1. Accommodation shall be provided for watting up of lif-tcab for mounting elevation to the children or 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 a crechein.
3. Display of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

4. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	DEC/CR/0001/2 dated: 31.05.2013	All the conditions imposed in the NOC should be strictly adhered to.
2	Airport Authority of India	AAI/SR/NOC/BNG/BHR/0001/13/HRP dated: 30th May, 2013	
3	KSPCB	CONSENT ORDER NO. PCB/ SW/ HO/ CON/ 0000000/ 2013-14 dated: 24.05.2013	
4	BWSSB	1426/ CAN/2013-14 dated: 31.05.2013	
5	KPTCL	EE(M)/TP-1/ DE(M)/ AEE(M)-1/ F-1/ 1111	
6	BESCOM	BESCOM/RR/DGM(C&M)/T-0/F/01-06	
7	SEIAA	SEIAA/NOC/2013/0000	

5. The Applicant has paid the fees vide Receipt No. TR/070/PR/2012/R3-1/6/A/0002 dated: 01-07-2013 for the following:-

1.	Scrutiny Fees	43,85,709.00
2.	Deposit Fees	2,04,000.00
3.	Betterment Charges	
	a) For Building	1,10,177.00
	b) For Site	2,14,159.00
4.	Security Deposit	10,00,000.00
5.	Plan copy charges & Compound Wall charges	60,000.00
6.	1% Welfare Cheque on Labour Cess to be paid to BOCW	10,000.00
	TOTAL	1,29,23,045.00
	SAY Rs.	1,29,25,000.00

7. Labour Cess Rs.56,25,1320- paid vide DD No.- 160509/ dt. 01-07-2013

SHEET NO : 5/5

PROJECT TITLE :-

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO : 272/219, (SY NO : 40/1), SHATTARAHALLI, K.R. PURAM, WARD NO - 52, BANGALORE.

SCHEDULE OF JOINERY

SLNo.		DIMENSIONS	NOS
D	DR. DOR	90	1.800.00
W	WDW	21	1.890.00
SL	SLDR	01	0.900.00
V	VENT. DOR	101	2.800.00
MS	M.S.gril DOOR	101	2.800.00
D1	DOOR	76	1.800.00
D2	DOOR	67	1.350.00
D3	DOOR	67	1.350.00
D4	DOOR	67	1.350.00
D5	DOOR	67	1.350.00

AREA CALCULATIONS

ALL DIMENSIONS ARE IN METERS SCALE = 1: 150 & 1:300

AREA STATEMENT (M Sq.mt

SITE AREA = 10716.95 Sq.mt

FLOOR	GROSS AREA	DEDUCTION AREA	NET F.A.R AREA
LOWER BASEMENT FLOOR	7271.43	7206.09	65.34
UPPER BASEMENT FLOOR	7396.94	7206.09	190.80
GROUND FLOOR	4675.34	4025.25	650.14
1st FLOOR	2186.62	219.22	1974.40
2nd FLOOR	1246.23	134.18	1112.05
3rd FLOOR	1246.23	134.18	1112.05
4th FLOOR	1246.23	134.18	1112.05
5th FLOOR	1552.33	125.53	1426.80
6th FLOOR	1456.75	222.30	1234.45
7th FLOOR	1456.75	222.30	1234.45
8th FLOOR	1604.67	125.53	1479.14
9th FLOOR	1463.33	130.93	1332.40
10th FLOOR	1463.33	130.93	1332.40
11th FLOOR	1552.33	125.53	1426.80
12th FLOOR	1456.75	222.30	1234.45
13th FLOOR	1456.75	222.30	1234.45
14th FLOOR	1604.67	125.53	1479.14
15th FLOOR	1463.33	130.93	1332.40
16th FLOOR	1463.33	130.93	1332.40
17th FLOOR	1552.33	125.53	1426.80
18th FLOOR	1456.75	222.30	1234.45
19th FLOOR	1456.75	222.30	1234.45
20th FLOOR	1611.03	133.18	1477.85
21st FLOOR	1246.23	134.18	1112.05
22nd FLOOR	1246.23	134.18	1112.05
23rd FLOOR	1246.23	134.18	1112.05
24th FLOOR	1246.23	134.18	1112.05
25th FLOOR	1246.23	134.18	1112.05
26th FLOOR	910.67	110.16	800.51
27th FLOOR	790.72	116.07	673.65
TERRACE FLOOR	155.77	155.77	NIL
TOTAL	57636.26	22932.39	34675.87

F.A.R :- 34675.87 / 10716.95 = 3.23 < 3.25

COVERAGE :- 4675.34 / 10716.95 X 100 = 45.49% < 50%

HEIGHT OF THE BUILDING :-

PERMISSIBLE HEIGHT -

ACHIEVED HEIGHT OF THE BUILDING = 91.60 M

NO.OF CAR PARKING :-

AREA (Sq.mt)	Prop. UNITS	Deptt / Dev.	FLOOR WISE PARKING
50 - 225			LOWER BASEMENT = 150 CARS
226 - 275	150	2	UPPER BASEMENT = 150 CARS
276 - 525	19	3	GROUND FLOOR = 85 CARS
			GROUND & SUFFACE = 26 CARS
			TOTAL = 411 CARS

TOTAL NO OF UNITS =169 UNITS

150 X 2 = 300 CARS
19 X 3 = 57 CARS
TOTAL = 357 CARS

CLUB HOUSE AREA - 505.1 / 40 = 13 CARS

APARTMENT = 357 CARS
CAR PARKING 10% VISITOR'S = 36 CARS
PARKING FOR CLUB HOUSE = 13 CARS
REQUIRED CAR PARKING = 406 CARS
ACHIEVED CAR PARKING = 411 CARS

OWNER'S SIGNATURE :-

M/s MYSORE METAL INDUSTRIES,

(Mr. RATHNAKAR SHETTY, GPA HOLDER)

ARCHITECT'S SIGNATURE :-

Mr. KARAN R. SHETTY
BCC/EE. / 3.0 / A-2267 / 2012 - 2013

FLOORS IN SHEET

ELEVATION, SECTION & SITE PLAN

FRONT ELEVATION

SECTION ON 'A A'

SITE PLAN (Scale - 1:300)

KEY PLAN (NTS)

NOTE:
NUMBER OF LICENSE FOR SANCTION OF THE PLAN IS SUBJECT TO RESULT OF W.P. No 40063/2013 & 51300/2013

Housiey.com