

- Approval Condition :
- The Plan/Section is issued 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 provisions of the Building Act, 1956 and the Building Rules, 1960.
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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 B&M.P.
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 B&M.P. (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or building of walls / columns of the foundation. Where the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of B&M.P. specified in the DO letter No. B&M.P.2020/0128, Dated: 26.09.2019 regarding utilization of treated water for all construction activities to build up area more than 2000 Sq.mts.
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 / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling undeveloped plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviates building construction against the sanctioned plan the action will be initiated according to B&M.P. 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 NOC issued from various departments wherever applicable.
41. B&M.P. will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/holder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The Applicant / Owner / Builder shall 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. Owner / Builder / G.P.A holder / developer shall take all precautionary measures to ensure the safety of person(s) involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason / loss of life or injury or permanent disability occurred to person(s) or damages caused to public or private property, B&M.P. is not responsible for such loss, Owner / Builder / G.P.A 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 Hoisted) Letter No. L0054/ET/0113, dated 11.04.2013.
1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of 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 point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

AREA STATEMENT (B&M.P.)		VERSION NO. 1.0.20
PROJECT DETAIL:		VERSION DATE: 26/09/2025
Project No. 190/240/0128	Plot Use: Residential	
Application Type: General	Plot Sub Use: Apartment	
Proposed Type: Building Permission	Land Use Zone: Residential (Main)	
Survey No. 108	Plot Sub Plot No.: 190/240/0128	
Location: RING II	City Survey No. 108	
Building Line Specified as per Z.R.	Khata No. (As per Khata Extract): 190/240/0128	
Sanctioned Road	Locality / Street of the property: KEMPAPURA VILLAGE, YELAHANNA HOBLI, B&M.P. KARNATAKA	
Zone: Residential		
Ward: West/07		
Planning Scheme: 301 B&M.P. KARNATAKA		
AREA DETAILS		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT	(A-Deductions)	1942.84
COVERED CHECK		
Permissible Coverage Area (50.00 %)		971.22
Proposed Coverage Area (55.6 %)		1082.39
Admitted Net Coverage Area (55.6 %)		691.39
Balance coverage area left (14.4 %)		2796.53
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		3390.12
Total Perm. FAR area (1.75)		3390.12
Residential FAR (100.00 %)		3390.61
Proposed FAR Area		3390.61
Admitted Net FAR Area (1.75)		3390.61
Balance FAR Area (0.00)		65.51
BUILT UP AREA CHECK		
Proposed Built Up Area		5130.26
Substructure Area Add in BUA (Layout)		
Admitted Built Up Area		5130.17

Approval Date :

Color Notes

COLOR INDEX

Block Name	Block Use	Block Sub Use	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 Name	Block Use	Block Sub Use	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)		Area (Sq.mt.)	Units	Prop.	Reqd./Unit	Car	Reqd./Unit
Block Name	Type	Sub Use	Prop.	Prop.	Prop.	Car	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

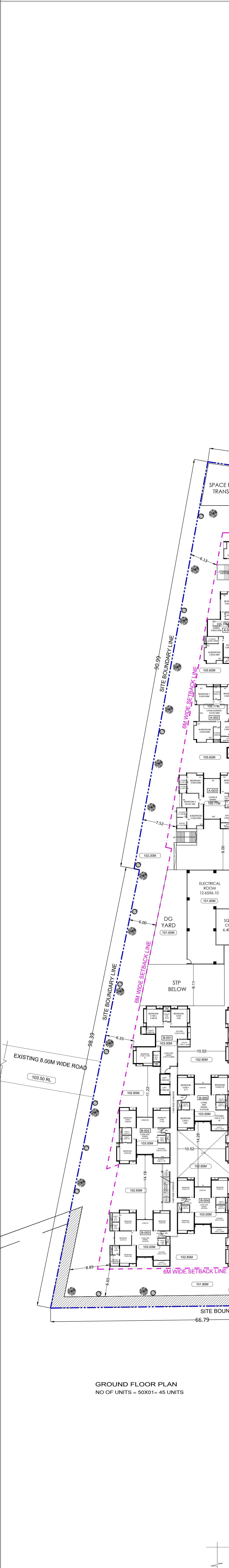
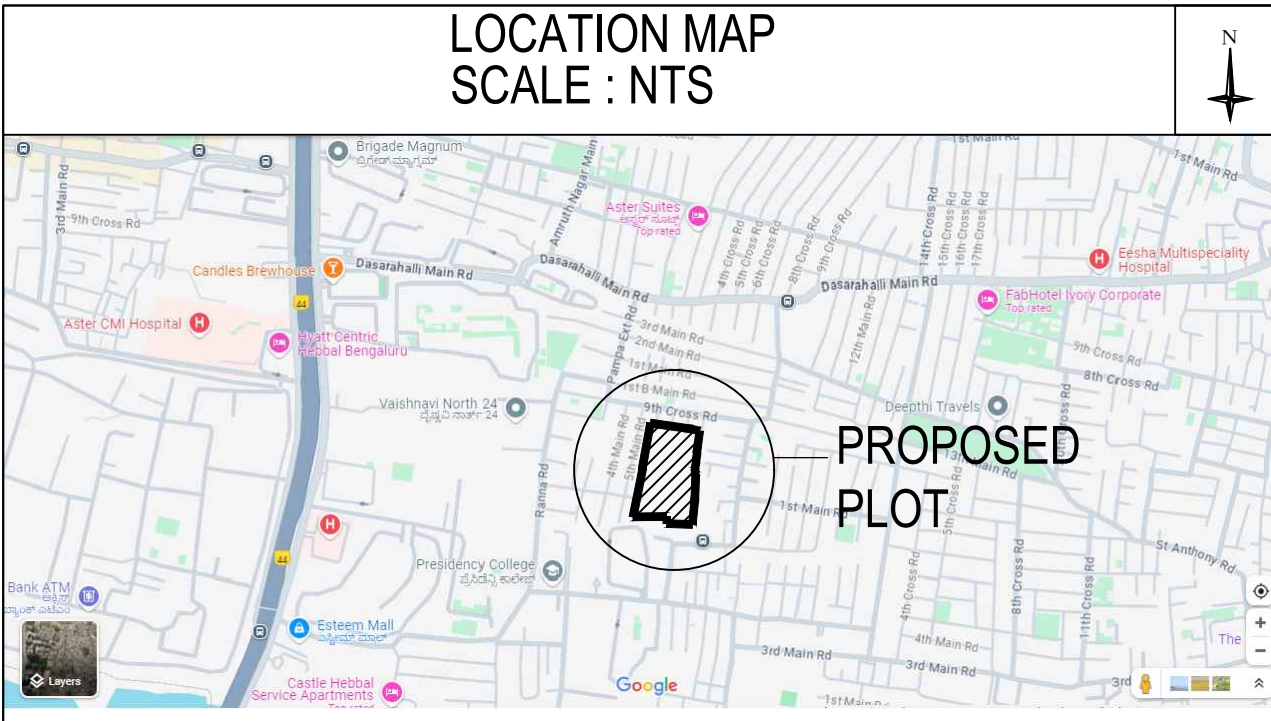
Parking Check (Table 7b)				
Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	245	3388.75	350	4812.50
Visitor's Car Parking	26	357.50	0	0.00
Total Car	271	3726.25	350	4812.50
TwoWheeler	-	357.50	0	0.00
Other Parking	-	-	-	9926.72
Total		4083.75		14739.22

FAR & Tenement Details													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.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)	Capex Area other than Tenement
	Sub Use					Star/Case	Lift	Lift Machine	Void	Sub/Structure	Ramp	Parking	Res.				
BLOCK A (BUILDING)	Residential	1	35648.05	5387.82	30260.23	782.10	247.21	4.19	0.00	0.00	192.87	14739.22	14314.65	14314.65	105	0.00	
BLOCK B (BUILDING)	Residential	1	5223.34	1274.47	7948.87	272.68	96.37	4.19	0.00	0.00	0.00	7575.63	7575.63	55	0.00		
BLOCK C (BUILDING)	Residential	1	16471.24	3580.08	12891.16	391.39	171.79	4.19	175.09	132.37	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	33906.61	33906.61	245.00	440.36	

Block BLOCK A (BUILDING)													
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)
		Output		StarCase	Lift	Lift Machine	Ramp	Parking	Resil				
Terrace Floor	122.48	0.00	122.48	93.15	25.14	4.19	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	2913.59	2913.59	2913.59		
Third Floor	4071.36	1000.78	2969.60	93.15	29.33	0.00	0.00	0.00	2868.12	2868.12	2868.12		
Second Floor	4086.02	1050.11	3035.91	76.87	29.33	0.00	0.00	0.00	2929.61	2929.61	2929.61		
First Floor	4089.99	1058.26	3031.73	93.15	29.33	0.00	0.00	0.00	2889.25	2889.25	2889.25		
Ground Floor	3970.29	1133.73	2836.56	93.15	29.33	0.00	0.00	0.00	2714.08	2714.08	2714.08		
Basement Floor	15246.88	0.00	15246.88	239.38	75.42	0.00	192.87	14739.22	0.00	0.00	0.00		
Total	35848.05	5367.82	30280.23	782.10	247.21	4.19	192.87	14739.22	14314.65	14314.65	105		
Total Number of Same Blocks	1												
Total	35848.05	5367.82	30280.23	782.10	247.21	4.19	192.87	14739.22	14314.65	14314.65	105		

Block BLOCK B (BUILDING)											
Floor Name	Gross Builtup Area (Sq.ft.)	Deductions From Gross BUA/Area in (Sq.ft.)	Total Built Up Area (Sq.ft.)	Deductions (Area in Sq.mtr.)			Proposed FAR Area (Sq.mtr.)	Total FAR Area (Sq.mtr.)	Trmt (No.)		
		Column		StarCase	Lift	Lift Machine	Res.				
Terrace Floor	63.00	0.00	63.00	46.24	12.57	4.19	0.00	0.00	0.00	0.00	
Fourth Floor	1861.36	258.76	1602.60	45.33	16.76	0.00	0.00	1540.50	1540.50	11	
Third Floor	1842.28	259.68	1582.60	45.33	16.76	0.00	0.00	1520.62	1520.62	11	
Second Floor	1861.36	240.84	1620.52	45.33	16.76	0.00	0.00	1558.48	1558.48	11	
First Floor	1833.81	246.66	1587.15	45.33	16.76	0.00	0.00	1525.06	1525.06	11	
Ground Floor	1761.54	268.56	1492.99	45.33	16.76	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	55	
Total Number of Same Blocks	1										
Total	9223.34	1274.47	7948.87	272.68	96.37	4.19	7575.63	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.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)	Capex Area other than Tenement
				StarCase	Lift	Lift Machine	Void	Substructure	Res.		
Terrace Floor	84.00	0.00	84.00	65.27	25.14	4.19	0.00	0.00	0.00	0.00	0.00
Fourth Floor	3278.33	726.85	2551.48	65.27	29.33	0.00	0.00	0.00	2457.28	2457.28	18 0.00
First Floor	2507.52	727.55	2539.97	65.27	29.33	0.00	0.00	0.00	2445.37	2445.37	18 0.00
Second Floor	2744.00	716.95	2527.05	65.27	29.33	0.00	0.00	0.00	2462.85	2462.85	18 0.00
Ground Floor	2367.56	705.14	2512.42	65.27	29.33	0.00	0.00	0.00	2468.82	2468.82	18 0.00
Parking	1803.00	702.99	2585.84	65.04	29.33	0.00	175.09	132.37	2184.14	2184.14	85 440.36
Total	16471.24	3580.08	12891.16	391.39	171.79	4.19	175.09	132.37	12016.33	12016.33	85 440.36
Number of Storey	1										
Number of Storey Blocks	1										
Total	16471.24	3580.08	12891.16	391.39	171.79	4.19	175.09	132.37	12016.33	12016.33	85 440



GROUND FLOOR PLAN
NO OF UNITS = 50X01 = 45 UNITS

9.60m wide Road

Existing Road

9.15m wide Existing Road

Kempapura Main road

8 Surtees Khaddar 607.02 Sms

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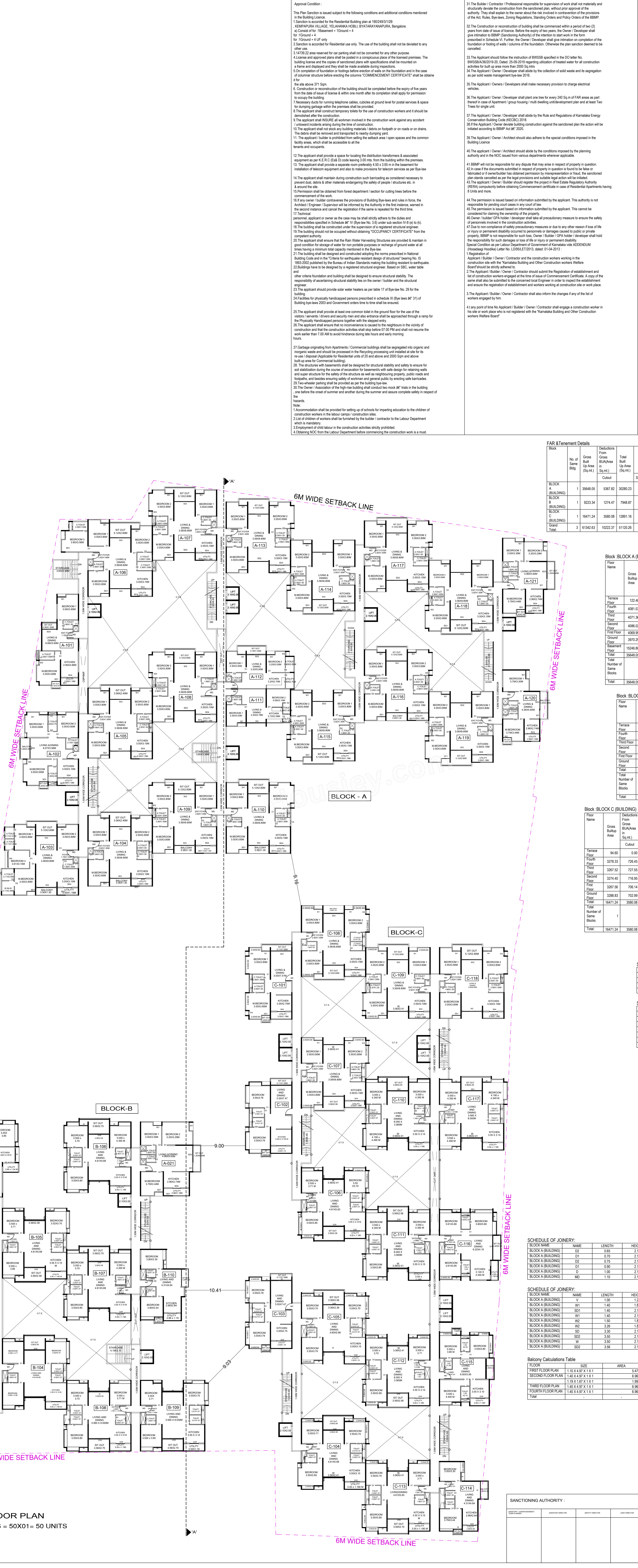
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AREA STATEMENT (BMP)		VERSION NO. 1.0.29		VERSION DATE: 26/03/2025	
PROJECT DETAIL:		Plot Use: Residential			
Project No: KUP/2023/24		Plot Sub Use: Apartment			
Application Type: General		Land Use Zone: Residential (Main)			
Proposed Type: Building Permission		Plot Sub Use: Apartment			
Nature of Section: NEW		City Survey No: 128			
Location: RING II		Katha No: (As per Katha Extract): 1902493/128			
Building Line Specified as per Z.R.		Locality / Street of the property: KEMPAPURA VILLAGE, YELAHANNA HOBLI, BANGALORE			
Sampled Road		Sampled Road			
Zone: Yelahanna		Zone: Yelahanna			
Ward: West/407		Ward: West/407			
Planning Scheme: 30/Bylaws/annexure		Planning Scheme: 30/Bylaws/annexure			
AREA DETAILS		AREA OF LOT (Minimum)		SQ.MT.	
NET AREA OF PLOT		(A-Deduction)		1943.64	
COVERED AREA		Permissible Coverage area (50.00 %)		971.32	
Proposed Coverage Area (55.6 %)				991.39	
Achieved Net coverage area (55.6 %)				991.39	
Balance coverage area (44.4 %)				952.25	
FAR CHECK		Permissible FAR as per zoning regulation (2015 / 175)		3390.12	
Total Perm. FAR area (17.5 %)				3390.12	
Residential FAR (100.00 %)				3390.61	
Proposed FAR Area				3390.61	
Achieved Net FAR Area (17.5 %)				3390.61	
Balance FAR Area (0.00 %)				86.51	
BUILT UP AREA CHECK		Proposed Builtup Area		5139.26	
Substructure Area Add in BUA (Lift/Up/Lift)				65.91	
Achieved Builtup Area				5185.17	

Color Notes	
COLOR INDEX	
Plot Boundary	
Abutting Road	
Proposed Work (Coverage Area)	
Existing (To be retained)	
Existing (To be demolished)	

Block USE/SUBUSE Details				
Block Name	Block Use	Block Sub Use	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	Sub Use	Area (Sq.mt.)	Units	Prop.	Reqd./Unit	Car	Reqd./Unit	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	Reqd.	Provided	Shortage
Car	245	350	105
Two Wheeler	271	372.25	101.25
Other Parking	357.50	0	357.50
Total	483.75	722.25	238.50

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.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)	Capex Area other than Tenement	
StarCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Res.		
Ground Floor	122.48	0.00	122.48	93.15	25.14	4.19	0.00	0.00	0.00
First Floor	4081.03	1044.96	3036.07	93.15	29.33	0.00	0.00	2913.59	2913.59
Second Floor	4071.36	1000.78	3070.58	93.15	29.33	0.00	0.00	2868.12	2868.12
Third Floor	4086.02	1050.11	3035.91	93.15	29.33	0.00	0.00	2929.61	2929.61
Fourth Floor	4089.99	1058.26	3031.73	93.15	29.33	0.00	0.00	2889.25	2889.25
Fifth Floor	3970.29	1133.73	2836.56	93.15	29.33	0.00	0.00	2714.08	2714.08
Sixth Floor	1534.88	0.00	1534.88	239.38	75.42	0.00	192.87	1473.22	0.00
Ground	35848.05	5367.82	31080.23	782.10	247.21	4.19	192.87	1473.22	1473.22
Total	35848.05	5367.82	31080.23	782.10	247.21	4.19	192.87	1473.22	1473.22
Total Number of Same Blocks	1								
Total	35848.05	5367.82	31080.23	782.10	247.21	4.19	192.87	1473.22	1473.22

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.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)	Capex Area other than Tenement	
StarCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Res.		
Ground Floor	63.00	0.00	63.00	46.24	12.57	4.19	0.00	0.00	0.00
First Floor	1861.35	258.70	1602.65	45.33	16.76	0.00	0.00	1540.90	1540.90
Second Floor	1842.28	259.68	1582.60	45.24	16.76	0.00	0.00	1520.62	1520.62
Third Floor	1861.35	258.70	1602.65	45.33	16.76	0.00	0.00	1540.90	1540.90
Fourth Floor	1861.35	258.70	1602.65	45.33	16.76	0.00	0.00	1540.90	1540.90
Fifth Floor	1861.35	258.70	1602.65	45.33	16.76	0.00	0.00	1540.90	1540.90
Sixth Floor	1861.35	258.70	1602.65	45.33	16.76	0.00	0.00	1540.90	1540.90
Ground	1161.54	268.55	1429.99	45.26	16.76	0.00	0.00	1430.97	1430.97
Total	9223.34	1274.47	7948.87	272.68	96.37	4.19	757.63	757.63	55
Total Number of Same Blocks	1								
Total	9223.34	1274.47	7948.87	272.68	96.37	4.19	757.63	757.63	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.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)	Capex Area other than Tenement	
StarCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Res.		
Ground Floor	94.00	0.00	94.00	65.27	25.14	4.19	0.00	0.00	0.00
First Floor	3278.33	725.45	2552.88	65.27	29.33	0.00	0.00	2457.28	2457.28
Second Floor	3267.52	727.55	2539.97	65.27	29.33	0.00	0.00	2445.37	2445.37
Third Floor	3274.40	715.95	2558.45	65.27	29.33	0.00	0.00	2462.85	2462.85
Fourth Floor	3267.52	727.55	2539.97	65.27	29.33	0.00	0.00	2445.37	2445.37
Fifth Floor	3267.52	727.55	2539.97	65.27	29.33	0.00	0.00	2445.37	2445.37
Sixth Floor	3267.52	727.55	2539.97	65.27	29.33	0.00	0.00	2445.37	2445.37
Ground	3268.63	702.99	2565.64	65.04	29.33	0.00	175.09	132.37	2184.01
Total	16671.24	3680.08	12991.16	391.39	171.79	4.19	175.09	132.37	12016.33
Total Number of Same Blocks	1								
Total	16671.24	3680.08	12991.16	391.39	171.79	4.19	175.09	132.37	12016.33

SCHEDULE OF JONERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (BUILDING)	D2	0.75	2.10	165
BLOCK B (BUILDING)	D1	0.80	2.10	159
BLOCK C (BUILDING)	D	1.00	2.10	56
BLOCK D (BUILDING)	MD	1.10	2.10	55

SCHEDULE OF JONERY:				
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 D (BUILDING)	W1	1.40	2.10	65
BLOCK E (BUILDING)	W1	1.80	1.80	21
BLOCK F (BUILDING)	W2	3.26	1.80	51
BLOCK G (BUILDING)	W2	3.26	2.10	65
BLOCK H (BUILDING)	W2	3.26	2.10	65
BLOCK I (BUILDING)	W2	3.26	2.10	65
BLOCK J (BUILDING)	W2	3.26	2.10	65
BLOCK K (BUILDING)	W2	3.26	2.10	65
BLOCK L (BUILDING)	W2	3.26	2.10	65
BLOCK M (BUILDING)	W2	3.26	2.10	65
BLOCK N (BUILDING)	W2	3.26	2.10	65
BLOCK O (BUILDING)	W2	3.26	2.10	65
BLOCK P (BUILDING)	W2	3.26	2.10	65
BLOCK Q (BUILDING)	W2	3.26	2.10	65
BLOCK R (BUILDING)	W2	3.26	2.10	65
BLOCK S (BUILDING)	W2	3.26	2.10	65
BLOCK T (BUILDING)	W2	3.26	2.10	65
BLOCK U (BUILDING)	W2	3.26	2.10	65
BLOCK V (BUILDING)	W2	3.26	2.10	65
BLOCK W (BUILDING)	W2	3.26	2.10	65
BLOCK X (BUILDING)	W2	3.26	2.10	65
BLOCK Y (BUILDING)	W2	3.26	2.10	65
BLOCK Z (BUILDING)	W2	3.26	2.10	65

SCHEDULE OF JONERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (BUILDING)	D2	0.75	2.10	165
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BLOCK J (BUILDING)	W2	3.26	2.10	65
BLOCK K (BUILDING)	W2	3.26	2.10	65
BLOCK L (BUILDING)	W2	3.26	2.10	65
BLOCK M (BUILDING)	W2	3.26	2.10	65
BLOCK N (BUILDING)	W2	3.26	2.10	65
BLOCK O (BUILDING)	W2	3.26	2.10	65
BLOCK P (BUILDING)	W2	3.26	2.10	65
BLOCK Q (BUILDING)	W2	3.26	2.10	65
BLOCK R (BUILDING)	W2	3.26	2.10	65
BLOCK S (BUILDING)	W2	3.26	2.10	65
BLOCK T (BUILDING)	W2	3.26	2.10	65
BLOCK U (BUILDING)	W2	3.26	2.10	65
BLOCK V (BUILDING)	W2	3.26	2.10	65
BLOCK W (BUILDING)	W2	3.26	2.10	65
BLOCK X (BUILDING)	W2	3.26	2.10	65
BLOCK Y (BUILDING)	W2	3.26	2.10	65
BLOCK Z (BUILDING)	W2	3.26	2.10	65

SCHEDULE OF JONERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (BUILDING)	D2	0.65	2.10	01
BLOCK B (BUILDING)	D1	0.70	2.10	01
BLOCK C (BUILDING)	D2	0.75	2.10	413
BLOCK D (BUILDING)	D1	0.80	2.10	334
BLOCK E (BUILDING)	D	1.00	2.10	90
BLOCK F (BUILDING)	MD	1.10	2.10	105

SCHEDULE OF JONERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (BUILDING)	V	1.00	1.20	298
BLOCK B (BUILDING)	W1	1.40	1.80	598
BLOCK C (BUILDING)	W1	1.40	2.10	65
BLOCK D (BUILDING)	W1	1.40	2.10	01
BLOCK E (BUILDING)	W1	1.40	2.10	01
BLOCK F (BUILDING)	W1	1.40	2.10	01
BLOCK G (BUILDING)	W1	1.40	2.10	01
BLOCK H (BUILDING)	W1	1.40	2.10	01
BLOCK I (BUILDING)	W1	1.40	2.10	01
BLOCK J (BUILDING)	W1	1.40	2.10	01
BLOCK K (BUILDING)	W1	1.40	2.10	01
BLOCK L (BUILDING)	W1	1.40	2.10	01
BLOCK M (BUILDING)	W1	1.40	2.10	01
BLOCK N (BUILDING)	W1	1.40	2.10	01
BLOCK O (BUILDING)	W1	1.40	2.10	01
BLOCK P (BUILDING)	W1	1.40	2.10	01
BLOCK Q (BUILDING)	W1	1.40	2.10	01
BLOCK R (BUILDING)	W1	1.40	2.10	01
BLOCK S (BUILDING)	W1	1.40	2.10	01
BLOCK T (BUILDING)	W1	1.40	2.10	01
BLOCK U (BUILDING)	W1	1.40	2.10	01
BLOCK V (BUILDING)	W1	1.40	2.10	01
BLOCK W (BUILDING)	W1	1.40	2.10	01
BLOCK X (BUILDING)	W1	1.40	2.10	01
BLOCK Y (BUILDING)	W1	1.40	2.10	01
BLOCK Z (BUILDING)	W1	1.40	2.10	01

SCHEDULE OF JONERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (BUILDING)	D2	0.65	2.10	01
BLOCK B (BUILDING)	D1	0.70	2.10	01
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BLOCK H (BUILDING)	W1	1.40	2.10	01
BLOCK I (BUILDING)	W1	1.40	2.10	01
BLOCK J (BUILDING)	W1	1.40	2.10	01
BLOCK K (BUILDING)	W1	1.40	2.10	01
BLOCK L (BUILDING)	W1	1.40	2.10	01
BLOCK M (BUILDING)	W1	1.40	2.10	01
BLOCK N (BUILDING)	W1	1.40	2.10	01
BLOCK O (BUILDING)	W1	1.40	2.10	01
BLOCK P (BUILDING)	W1	1.40	2.10	01
BLOCK Q (BUILDING)	W1	1.40	2.10	01
BLOCK R (BUILDING)	W1	1.40	2.10	01
BLOCK S (BUILDING)	W1	1.40	2.10	01
BLOCK T (BUILDING)	W1	1.40	2.10	01
BLOCK U (BUILDING)	W1	1.40	2.10	01
BLOCK V (BUILDING)	W1	1.40	2.10	01
BLOCK W (BUILDING)	W1	1.40	2.10	01
BLOCK X (BUILDING)	W1	1.40	2.10	01
BLOCK Y (BUILDING)	W1	1.40	2.10	01
BLOCK Z (BUILDING)	W1	1.40	2.10	01

SCHEDULE OF JONERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS

Approval Condition :

The Plan Section is issued subject to the following conditions and additional conditions mentioned in the Building Licence.

- 1.Sanction is accorded for the Residential Building plan as 1902493/12B KEMPAURA VILLAGE, YELAHANKA HOBLI, BANGALORE, Karnataka, Bangalore.
- a) Consent for "B" Basement + "G" Ground + 4
- b) 10mward + 4
- c) 10mward + 4
- d) 10mward + 4
- e) 10mward + 4
- f) 10mward + 4
- 2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 3.1475.22 area reserved for car parking shall not be converted for any other purpose.
- 4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspection.
- 5.Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- 6.The applicant shall construct temporary for the use of construction workers and it should be demolished after the construction.
- 7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward accidents arising during the time of construction.
- 10.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 nearby dumping yard.
11. 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.
- 12.The applicant shall provide a space for locating the distribution transformer, a associated equipment as per K.E.R.C. (E&S) code leaving 3.00 mtrs. from the building within the premises.
- 13.The applicant shall provide a separate room perfamily 4.5 x 3.65 m in the basement for installation of telecom equipment and also to make provision for telecom services as per By-law 17. Technical
- 14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
- 15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
- 16.If any owner / builder comprises 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 first time.
- 17.Technical personnel, applicant or owner at the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 4K of the Building Bye-law No. 3.41 under sub section 1-4 (iv) to (vi).
- 18.The building shall be constructed under the supervision of a registered structural engineer.
- 19.The building shall not be constructed without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- 20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the By-law.
- 21.The building shall be designed and constructed adopting the norms prescribed in National Building Code of India & the "Codes for earthquake resistant design of structures" bearing No. IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- 22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and
- 23.The applicant should provide solar water heaters as per table 17 of By-law No. 20 for the building.
- 24.Facilities for physically handicapped persons prescribed in schedule 1B (By-law 4K 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
- 25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically handicapped persons together with the steps.
- 26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 7:00 PM and shall not resume the work earlier than 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 processed in the Recycling processing unit installed at site for its reuse / disposal (Applicable for Residential units of 20 and above and 2000 sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for an indication 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 baselines ensuring safety of workers and general public by erecting safe barricades.
- 29.Two-wheeler parking shall be provided as per the building bye-law.
- 30.The Owner / Association of the high-rise building shall conduct two mock fire trials in the building one before the onset of summer and another during the summer and ensure complete safety in respect of the residents.
- 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 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 submit an extension to BBMP regarding extension of the interest to such extent in the form prescribed in Schedule VI. Further, the Owner / Developer shall abide by extension on completion of the foundation or building 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 DO letter No. BWSBS/06/2019/13, Dated: 26.06.2019 regarding utilization of treated water for all construction activities to build up area more than 2000 Sq.mtrs.

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

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

36.The Applicant / Owner / Developer shall plant one tree for every 245 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling undevelopment plan and at least Two Trees for single unit.

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

38>If the Applicant / Owner deviate building construction against the sanctioned plan the work will be initiated 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 NOC issued from various departments wherever applicable.

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

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

43.If 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.Owner / builder /GPA holder / developer shall take all precautionary measures to ensure the safety of person(s) involved in the construction activities.

47.Due to non-compliance of safety precautionary measures or due to any other reason / loss of life or injury or permanent disability occurred to person(s) or damages caused to public or private property, BBMP is not 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 (Proceeding Hospital) Letter No. L005167/2013, dated 11.06.2013.

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" shall be strictly adhered to.

2)The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the legal provisions and suitable legal action will be initiated.

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 labour work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

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	Res.	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Trmt (No.)	Capit Area other than Tenement
BLOCK A (BUILDING)	1	35940.05	5367.82	30572.23	782.10	247.21	4.19	0.00	0.00	192.87	14739.22	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	0.00	7575.63	7575.63	55	0.00	
BLOCK C (BUILDING)	1	16471.24	3580.08	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	33006.61	33006.61	245.00	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	Ramp	Parking	Res.	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Trmt (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	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	1040.78	2930.60	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	76.87	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	15346.88	0.00	15246.88	239.38	75.42	0.00	192.87	14739.22	0.00	0.00	0.00	00
Total	35940.05	5367.82	30572.23	782.10	247.21	4.19	192.87	14739.22	14314.65	14314.65	105	
Total Number of Same Blocks	1											
Total	35940.05	5367.82	30572.23	782.10	247.21	4.19	192.87	14739.22	14314.65	14314.65	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	Ramp	Parking	Res.	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Trmt (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	00
Fourth Floor	1861.35	258.76	1602.59	45.33	16.76	0.00	0.00	0.00	0.00	1540.90	1540.90	11
Third Floor	1842.28	259.68	1582.60	45.24	16.76	0.00	0.00	0.00	0.00	1520.62	1520.62	11
Second Floor	1861.36	240.84	1620.52	45.28	16.76	0.00	0.00	0.00	0.00	1558.48	1558.48	11
First Floor	1833.61	246.66	1586.95	45.33	16.76	0.00	0.00	0.00	0.00	1525.06	1525.06	11
Ground Floor	1761.54	268.56	1492.99	45.26	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	0.00	0.00	0.00	7575.63	7575.63	55
Total Number of Same Blocks	1											
Total	9223.34	1274.47	7948.87	272.68	96.37	4.19	0.00	0.00	0.00	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	Res.	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Trmt (No.)	Capit Area other than Tenement
Terrace Floor	94.00	0.00	94.00	65.27	25.14	4.19	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourth Floor	3278.33	726.45	2551.88	65.27	29.33	0.00	0.00	0.00	0.00	2457.28	2457.28	18	0.00
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	0.00
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	0.00
First Floor	3267.56	705.14	2562.42	65.27	29.33	0.00	0.00	0.00	0.00	2466.82	2466.82	18	0.00
Ground Floor	3268.63	702.89	2565.84	65.04	29.33	0.00	175.09	132.37	0.00	2184.01	2184.01	13	440.36
Total	16471.24	3580.08	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	3580.08	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 B (BUILDING)	D2	0.75	2.10	165
BLOCK B (BUILDING)	D1	0.80	2.10	159
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	179
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	65
BLOCK B (BUILDING)	W1	1.80	1.80	21
BLOCK B (BUILDING)	W2	3.26	1.80	51
BLOCK B (BUILDING)	W1	1.40	2.10	65
BLOCK B (BUILDING)	W1	1.80	2.10	45
BLOCK B (BUILDING)	W2	3.50	2.10	05
BLOCK B (BUILDING)	SD2	3.50	2.10	25
BLOCK B (BUILDING)	SD1	3.50	2.10	05
BLOCK B (BUILDING)	CW	6.40	1.80	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (BUILDING)	D2	0.75	2.10	266
BLOCK C (BUILDING)	D1	0.80	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
BLOCK C (BUILDING)	V	1.00	1.20	179
BLOCK C (BUILDING)	V	1.00	1.20	95
BLOCK C (BUILDING)	W1	1.40	1.80	496
BLOCK C (BUILDING)	W1	1.40	2.10	65
BLOCK C (BUILDING)	W1	1.80	1.80	21
BLOCK C (BUILDING)	W2	3.26	1.80	51
BLOCK C (BUILDING)	W1	1.40	2.10	65
BLOCK C (BUILDING)	W1	1.80	2.10	45
BLOCK C (BUILDING)	W2	3.50	2.10	05
BLOCK C (BUILDING)	SD2	3.50	2.10	25
BLOCK C (BUILDING)	SD1	3.50	2.10	05
BLOCK C (BUILDING)	CW	6.40	1.80	02

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.85 X 1 X 1	4.09	4.09
THIRD FLOOR PLAN	1.36 X 3.85 X 1 X 1	5.10	9.42
FOURTH FLOOR PLAN	1.35 X 3.27 X 1 X 1	4.32	
FOURTH FLOOR PLAN	1.36 X 3.28 X 1 X 1	4.36	9.46
TOTAL	1.36 X 3.85 X 1 X 1	5.10	22.97

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (BUILDING)	D2	0.65	2.10	01
BLOCK A (BUILDING)	D1	0.70	2.10	01
BLOCK A (BUILDING)	D	1.10	4.13	01
BLOCK A (BUILDING)	D1	0.90	2.10	334
BLOCK A (BUILDING)	D	1.00	2.10	50
BLOCK A (BUILDING)	MD	1.10	2.10	195

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	588
BLOCK A (BUILDING)	W1	1.40	2.10	65
BLOCK A (BUILDING)	W1	1.40	2.10	01
BLOCK A (BUILDING)	W2	1.50	1.80	10
BLOCK A (BUILDING)	W2	3.26	1.80	05
BLOCK A (BUILDING)	SD	3.50	2.10	05
BLOCK A (BUILDING)	SD2	3.50	2.10	60
BLOCK A (BUILDING)	W	3.50	2.10	10
BLOCK A (BUILDING)	SD2	3.50	2.10	05

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 4.97 X 1 X 1	5.47	5.47
SECOND FLOOR PLAN	1.40 X 4.97 X 1 X 1	6.96	8.96
THIRD FLOOR PLAN	1.19 X 3.67 X 1 X 1	4.36	1.96
THIRD FLOOR PLAN	1.40 X 4.97 X 1 X 1	6.96	6.96
FOURTH FLOOR PLAN	1.40 X 4.97 X 1 X 1	6.96	6.96
TOTAL		23.31	

[illegible]

Vehicle Type	Read		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	245	3368.75	350	4812.50
Visitor's Car Parking	26	357.50	0	0.00
Total Car	271	3726.25	350	4812.50
TwoWheeler	-	357.50	0	0.00
Other Parking	-	-	-	9026.72
Total		4083.75		14739.22

Block BLOCK C (BUILDING)										
Flot Name	Gross Buildup Area (Sq.Mt.)	Deductions From Gross Buildup Area (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)				Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Capex Area (Flot) / Tenement
		Cutout		StarCase	Lift Machine	Void	Substructure	Res.		
Tenement Floor	94.60	0.00	94.60	65.27	21.54	4.19	0.00	0.00	0.00	0.00
Second floor	3276.33	776.45	2501.88	65.27	29.33	0.00	0.00	2457.28	2457.28	18
Third floor	3267.52	727.56	2539.97	65.27	29.33	0.00	0.00	2445.37	2445.37	18
Fourth floor	3267.52	716.95	2550.57	65.27	29.33	0.00	0.00	2442.85	2442.85	18
Ground Floor	3267.56	706.14	2561.42	65.27	29.33	0.00	0.00	2446.82	2446.82	18
First Floor	3267.56	706.14	2561.42	65.27	29.33	0.00	175.09	132.37	2184.01	13
Second Floor	3267.56	706.14	2561.42	65.27	29.33	0.00	175.09	132.37	2184.01	13
Total	16471.24	3580.08	12891.16	391.39	171.79	4.19	175.09	132.37	12016.33	85
Total of Block	16471.24	3580.08	12891.16	391.39	171.79	4.19	175.09	132.37	12016.33	85
Total of Block	16471.24	3580.08	12891.16	391.39	171.79	4.19	175.09	132.37	12016.33	85

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.88 X 1 X 1	4.09	4.09
THIRD FLOOR PLAN	1.36 X 3.88 X 1 X 1	5.10	9.42
	1.36 X 3.27 X 1 X 1	4.32	
FOURTH FLOOR PLAN	1.36 X 3.28 X 1 X 1	4.36	9.46
	1.36 X 3.88 X 1 X 1	5.10	
Total	-	-	22.97

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 4.97 X 1 X 1	5.47	5.47
SECOND FLOOR PLAN	1.40 X 4.97 X 1 X 1	6.96	8.96
	1.19 X 1.67 X 1 X 1	1.99	
THIRD FLOOR PLAN	1.40 X 4.97 X 1 X 1	6.96	6.96
FOURTH FLOOR PLAN	1.40 X 4.97 X 1 X 1	6.96	6.96
Total	-	-	26.34

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ SY.NO. 1/2 B,
BBMP KATHA NO: 190/248/3/1/2B, KEMPAPURA VILLAGE,
BANGALORE NORTH TALUK, WARD NO.07

DRAWING TITLE :
3rd FLOOR PLAN
SHEET NO : 6

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

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Approved Condition:

- The Plan/Section is issued 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 details:
- a) Consent for: i) Basement + i) Ground + 4
- ii) 10m and 4m
- iii) 10m and 4m
- iv) 10m and 4m
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. 1/10th of the area reserved for car parking shall not be covered for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises in the Building Licence.
5. The building shall be constructed in accordance with the specifications and standards mentioned in the Building Licence and the specifications and standards mentioned in the Building Licence.
6. Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
7. The applicant shall construct temporary facilities for the use of construction workers and it should be demolished after the construction.
8. The applicant shall INURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
9. The applicant shall not store any building materials / debris on footpaths or on roads or on drains. The debris shall be removed and transported to nearby dumping site.
10. 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).
11. The applicant shall provide a space for loading the distribution transformer, a associated equipment as per K.E.C. (E.S. Code) code leaving 3.00 mts. from the building within the premises.
12. The applicant shall provide a separate room preferably 4.00 x 3.65 m in the basement for installation of telecom equipment and also to make provision for telecom services as per By-law No. 31 of Building bye laws 2003 and Government orders time to time shall be ensured.
13. 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.
14. The applicant shall obtain from forest department / section for cutting trees before the commencement of the work.
15. 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.
16. Technical personnel, applicant or owner in the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV of the Building Bye-laws and rules in force.
17. The building shall be constructed under the supervision of a registered structural engineer.
18. The building shall be constructed without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
19. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the By-law No. 31.
20. The building shall be designed and constructed as per the norms prescribed in National Building Code and in the "Codes for earthquake resistant design of structures" bearing No. IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
21. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and
22. The applicant should provide water heaters as per table 17 of By-law No. 31 of the building.
23. Facilities for physically handicapped persons prescribed in schedule IV of By-law No. 31 of Building bye laws 2003 and Government orders time to time shall be ensured.
24. 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 enhance shall be approached through a ramp for the Physically handicapped persons together with the steps for the visitors.
25. 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 hindrance during late hours and early morning.
26. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling process and installed at site for its reuse / disposal (Applicable for Residential units of 20 and above and 2000 sqm and above built-up area for Commercial buildings).
27. The structures with basements shall be designed for structural stability and safety to ensure for its utilization 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 basins ensuring safety of workers and general public by erecting safe barricades.
28. Two-wheeler parking shall be provided as per the building bye-law.
29. 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 the residents.
30. 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 also be liable to the owner about the deviation if 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 licence. Before the expiry of two years, the Owner / Developer shall submit an extension to BMRP regarding extension of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall submit an extension on completion of the foundation or building of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant / Owner / Developer shall follow the instruction of BMRP specified in the DO letter No. BMRP/SA/2020/1913, dated 26.09.2019 regarding utilization of treated water for all construction activities to build up area more than 2000 Sq.mts.
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR 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 / Architect shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. The Applicant / Owner / Developer shall submit the plan and the sanctioned plan will be initiated according to BMRP 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 NOC issued from various departments wherever applicable.
41. BMRP shall not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining 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. The Applicant / Builder / GPA holder / Developer shall take all precautionary measures to ensure the safety of the project and to prevent any damage or loss of life or property or permanent disability.
47. Due to non-compliance of safety precautionary measures or due to any other reason / loss of life or property, BMRP is not responsible for such loss. Owner / Builder / GPA holder / Developer shall bear 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 Hospital) Letter No. L10516/ET/2013, dated 11.06.2013.
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.
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 legal provisions and suitable legal action will be initiated 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 labour work place who is not registered with the Karnataka Building and Other Construction workers Welfare Board.

AREA STATEMENT (BMRP)		VERSION NO. 1.0.20
PROJECT DETAILS:		VERSION DATE: 26/09/2025
Project No. BMRP/2025/24	Plot Use: Residential	
Project Name: BMRP/2025/24	Plot Sub Use: Apartment	
Project Type: Building Permission	Land Use Zone: Residential (R)	
Plot No. Survey No. 128	Plot Sub Use: Apartment	
Location: RING II	Plot No. (As per Khata Extract): 1902493/128	
Building Line Specified as per Z.R. Regulation	Locality / Street of the property: KEMPAPURA VILLAGE, YELAHANNA HOBLI, BANGALORE	
Zone: Residential		
Planning Scheme: 30/Bylaws/2003		
AREA DETAILS		
AREA OF PLOT (Minimum)	(A)	50.00 MT
NET AREA OF PLOT	(A-Deduction)	1942.64
COVERED AREA		
Permissible Coverage Area (50.00 %)		971.32
Proposed Coverage Area (55.6 %)		1085.39
Actual Net Coverage Area (55.6 %)		1085.39
Balance coverage area left (14.4 %)		2796.53
FAR CHECK		
Permissible FAR as per zoning regulation 2015 (1.75)		3399.12
Total Perm. FAR area (1.75)		3399.12
Actual 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 Builtup Area		5118.17
Substructure Area Add in BUA (Lift/Plot)		63.91
Actual Builtup Area		5182.08

Approval Date:

Color Notes

COLOR INDEX

Block Name	Block Use	Block Sub Use	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	Sub Use	Area (Sq.mt)	Units	Prop.	Reqd. Unit	Car	Reqd. Unit	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.	No.	Area (Sq.mt)
Car	245	3388.75	350	0	0.00
Two-Wheeler	245	3388.75	350	0	0.00
Total Car	271	3727.50	380	4819.50	64.50
Two-Wheeler	-	357.50	0	0.00	0.00
Other Parking	-	-	-	9929.72	134.72
Total	-	4085.75	-	-	1479.22

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt)	Deductions From Gross Built Up Area (Sq.mt)	Total Built Up Area (Sq.mt)	StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Res.	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Trmt (No.)	Capit Area other than Tenement
BLOCK A (BUILDING)	1	35940.05	5367.82	30572.23	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	0.00	7575.63	7575.63	55	0.00	
BLOCK C (BUILDING)	1	16471.24	3580.08	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	61344.63	10222.37	51122.26	1446.17	515.37	12.57	175.09	132.37	192.87	1479.22	33906.61	33906.61	245.00	440.36	

Block-BLOCK A (BUILDING)

Floor Name	Gross Builtup Area (Sq.mt)	Deductions From Gross Builtup Area (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)							Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Trmt (No.)
				StarCase	Lift	Lift Machine	Ramp	Parking	Resi.				
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	
Fourth Floor	4081.03	1044.96	3036.07	93.15	25.13	0.00	0.00	0.00	0.00	2913.59	2913.59	21	
Third Floor	4071.36	1060.78	2990.60	93.15	25.93	0.00	0.00	0.00	0.00	2868.12	2868.12	21	
Second Floor	4086.02	1050.11	3035.91	96.97	25.93	0.00	0.00	0.00	0.00	2929.61	2929.61	21	
First Floor	4089.99	1058.26	3031.73	93.15	25.93	0.00	0.00	0.00	0.00	2889.25	2889.25	21	
Ground Floor	3970.29	1133.73	2836.56	93.15	25.93	0.00	0.00	0.00	0.00	2714.08	2714.08	21	
Basement Floor	15346.88	0.00	15346.88	239.38	75.42	0.00	192.87	1479.22	0.00	0.00	0.00	0.00	
Total	35940.05	5367.82	30572.23	782.10	247.21	4.19	192.87	1479.22	14314.65	14314.65	105		
Number of Same Blocks	1												

Block-BLOCK B (BUILDING)

Floor Name	Gross Builtup Area (Sq.mt)	Deductions From Gross Builtup Area (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)		Proposed Substructure		Total FAR Area (Sq.mt)	Trmt
		Cutout		StarCase	Lift	Lift Machine	Ramp		
Terrace Floor	63.00	0.00	63.00	46.24	12.57	4.19	0.00	0.00	0.00
Fourth Floor	1861.36	259.68	1601.68	45.24	16.76	0.00	0.00	1520.62	1520.62
Third Floor	1861.36	259.68	1601.68	45.24	16.76	0.00	0.00	1520.62	1520.62
Second Floor	1861.36	259.68	1601.68	45.24	16.76	0.00	0.00	1520.62	1520.62
First Floor	1861.36	259.68	1601.68	45.24	16.76	0.00	0.00	1520.62	1520.62
Ground Floor	1861.36	259.68	1601.68	45.24	16.76	0.00	0.00	1520.62	1520.62
Total	9223.34	1274.47	7948.87	272.68	96.37	4.19	7575.63	7575.63	
Number of Same Blocks	1								
Total	9223.34	1274.47	7948.87	272.68	96.37	4.19	7575.63	7575.63	

Block-BLOCK C (BUILDING)

Floor Name	Gross Builtup Area (Sq.mt)	Deductions From Gross Builtup Area (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)								Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Trmt (No.)	Capit Area other than
		Sq.mt		StarCase	Lift	Lift Machine	Void	Substructure	Resi.						
Terrace Floor	94.00	0.00	94.00	65.27	28.73	4.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Fourth Floor	3278.33	726.85	2551.48	65.27	28.73	0.00	0.00	0.00	0.00	2457.28	2457.28	18	0.00	0.00	
Third Floor	3267.52	727.55	2539.97	65.27	28.73	0.00	0.00	0.00	0.00	2445.37	2445.37	18	0.00	0.00	
Second Floor	3274.40	716.55	2557.85	65.27	28.73	0.00	0.00	0.00	0.00	2462.85	2462.85	18	0.00	0.00	
First Floor	3267.52	716.55	2551.48	65.27	28.73	0.00	0.00	0.00	0.00	2462.85	2462.85	18	0.00	0.00	
Ground Floor	3268.63	702.89	2565.84	65.04	29.33	0.00	175.09	132.37	0.00	2184.01	2184.01	13	440.36	0.00	
Total	16471.24	3580.08	12891.16	391.39	171.79	4.19	175.09	132.37	12016.33	12016.33	85	440.36	0.00	0.00	
Number of Same Blocks	1														
Total	16471.24	3580.08	12891.16	391.39	171.79	4.19	175.09	132.37	12016.33	12016.33	85	440.36	0.00	0.00	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (BUILDING)	D2	0.75	2.10	165
BLOCK B (BUILDING)	D1	0.80	2.10	159
BLOCK C (BUILDING)	D	1.00	2.10	56
BLOCK C (BUILDING)	MD	1.10	2.10	55

SCHEDULE OF JOINERY:

BLOCK # (BUILDING)	NAME	LENGTH	HEIGHT	NOS
BLOCK # (BUILDING)	V	1.00	1.20	135
BLOCK # (BUILDING)	v	1.00	1.20	05
BLOCK # (BUILDING)	W1	1.40	1.80	320
BLOCK # (BUILDING)	SD3	1.50	1.80	10
BLOCK # (BUILDING)	W2	3.26	1.80	06
BLOCK # (BUILDING)	SD1	3.50	2.10	70
BLOCK # (BUILDING)	nw	3.50	2.10	10

