

LOCATION MAP  
SCALE: 1:5000

PROPOSED  
PLOT

Approval Condition:

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

- 1 Sanction is issued for the Residential Building plan at 1902/03/12B, KEMPAPURA VILLAGE, YELAHANKA HOBLI, BYATARAYANAPURA, Bangalore.
- a) Consist of 4 (Four) floors + Ground + 4 (Four) basements.
- for 1G/ground + 4 LF/UF only
- 2 Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 3 1479.22 area reserved for car parking shall be reserved for any other purpose.
- 4 Licensee/applicant shall obtain the necessary permission to construct the building on the premises.
- 5 Necessary ducts for running telephone cables, shall be provided at ground level for postal services & space for dumping garbage within the premises.
- 6 The site shall be cleared of all debris and debris shall be removed from the site.
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- 8 The site shall be cleared of all debris and debris shall be removed from the site.
- 9 The site shall be cleared of all debris and debris shall be removed from the site.
- 10 The applicant shall not stock any building materials / debris on footpath or on roads or on drains.
- 11 The applicant shall not stock any building materials / debris on footpath or on roads or on drains.
- 12 The applicant shall provide a space for locating the distribution transformer & associated equipment per K-E.C.E.D code leaving 3.00 mts. from the building within the premises.
- 13 The applicant shall provide a separate room for 4.50 x 3.65 m in the basement for installation of telecom equipment and also make provisions for telecommunication services as per bye-law.
- 14 The applicant shall maintain during construction such barricades as considered necessary to prevent damage & 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 construction work.
- 16 If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and in the third instance, the building will be demolished.
- 17 Technical personnel, applicant or owner as the case may be shall strictly adhere to the rules and responsibilities specified in Schedule 4P (Bye-law No. 13) and section 14(5) (a) to (k).
- 18 The building shall be constructed under the supervision of a registered structural engineer.
- 19 The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the concerned authority.
- 20 The applicant shall ensure that the building is fire retardant. Based on SBC, Building Code of India, 1983, the building shall be designed and constructed adopting the norms prescribed in National Building Code of India, 1983 and the Fire Protection Code of India, 1983, as per the Building Code, 1983-2002 published by the Bureau of Indian Standards making the building resistant to earthquake and shall be designed by a registered structural engineer.
- 21 The building shall be designed and constructed adopting the norms prescribed in National Building Code of India, 1983 and the Fire Protection Code of India, 1983, as per the Building Code, 1983-2002 published by the Bureau of Indian Standards making the building resistant to earthquake and shall be designed by a registered structural engineer.
- 22 The structures with basement shall be designed for structural stability and safety for all structures including the basement. The structures shall be designed for safety of the structure and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workers and general public by erecting safe barricades.
- 23 The applicant shall provide solar water heaters as per table 17 of Bye-law No. 29 for building.
- 24 Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 4& 31) of Building bye-laws 2003 and Government orders time to time shall be provided.
- 25 The applicant shall provide at least one common toilet in the ground floor for the use of the visitors' servants / drivers and security men and also entrance shall be approached through a ramp for the physically handicapped persons.
- 26 The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activity shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid disturbance during late hours and early morning hours.
- 27 Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its reuse. The building shall be designed to accommodate units of 200 Sq.Ft and above and 2000 Sq.Ft and above built up area for Commercial building.
28. The structures with basement shall be designed for structural stability and safety for all structures including the basement. The structures shall be designed for safety of the structure and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workers and general public by erecting safe barricades.
29. The applicant shall provide solar water heaters as per table 17 of Bye-law No. 29 for building.
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 assure complete safety in respect of hazards.
31. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
32. Letters of engagement of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
33. Employment of child labour in the construction activities strictly prohibited.
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 tamper and actually 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, Bye-laws, Zoning regulations, Standing Orders and Policy Orders of the BBMP.

32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give information to the concerned authority about the completion of the work as per the schedule prescribed in Schedule VI. Further, the Owner / Developer shall give information on completion of foundation or footings of walls / columns of the foundation. Otherwise the plan sanctioned to be executed.

33. The Applicant shall follow the instruction of BBMP specified in the D.O letter No. BWSSB/03/2019/20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up areas less than 2000 Sq.mtrs.

34. The Applicant shall not use any material which is not made of concrete or the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37. The Applicant / Owner / Developers shall abide by the Rule and Regulations of Karnataka Energy Conservation Code REC2020-21.

38. If the Applicant / Owner / Developers deviate building construction against the sanctioned plan shall be initiated according to BBMP Act 2020.

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

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

41. BBMP will not be responsible for any dispute that may arise in respect of plans or in question of construction work. In case of any dispute, the concerned authority shall be liable or fabricated or if overruled has obtained any compensation or misrepresentation or fraud, the sanctioned plan stands canceled as per the legal provisions and suitable legal action will be initiated.

42. The Applicant / Owner / Developers shall register the project with Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 units or more.

AREA STATEMENT (BBMP)		VERSION NO: 1.0.20	VERSION DATE: 28/03/2025
PROJECT DETAIL			
Address: RING 3	Plot No.: Residential		
Project No: PRJU/1592/3-24	Plot Sub. No.: Apartment		
Application Type: General	Land Use Zone: Residential (Main)		
Nearest Landmark: NEW	Plot Sub. No.: 10249/31/12B		
Location Ring-III	Plot Size: 1000 Sq.m		
Building Line Specified as per Z.R.	Building Area (Excl. Easement): 1902/03/12B		
Surveyor: K. Venkatesh	Locality / Street of the property: KEMPAPURA VILLAGE, YELAHANKA HOBLI, BYATARAYANAPURA		
Ward: 507	Planning District: 304-Byatarayanaup		
Planner: D. S. Srinivas	SDMT		
Area of PLOT (Minimum)	(A)	1942.44	
NET AREA OF PLOT	(A-Deductions)	1942.44	
COVERAGE CHECK			
Proposed Coverage area (50.00 %)	971.57	6915.39	
Achieved Net Coverage area (35.6 %)	6915.39	6915.39	
Balance coverage area (14.4 %)	2796.53		
FAR CHECK			
Permissible FAR as per zoning regulation 1/1.75	33993.12		
Total Perm. FAR area (1.75)	33993.12		
Residential FAR (100.00 %)	33993.12		
Proposed FAR Area (1.75)	33993.12		
Achieved Net FAR Area (1.75)	33993.12		
Balance FAR Area (0.00 %)	86.51		
BUILT UP AREA CHECK			
Substructure Area Add in BUA (Layout Lvl)	65.01		
Achieved Built Up Area	51186.17		

Approval Date :

Color Notes	
PLAT BOUNDARY	
AUTOMATIC ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

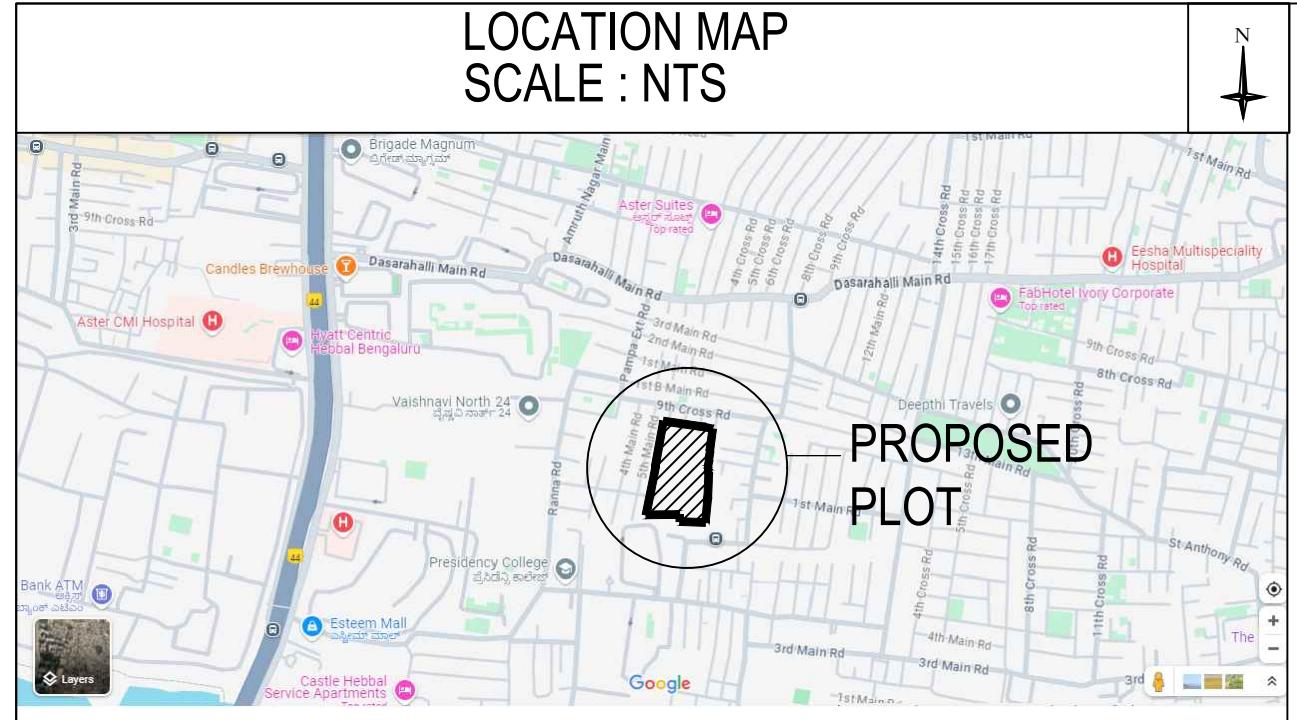
Block USE/SUBUSE Details	
Block Name	Block Use
BLOCK A (BUILDING)	Residential
BLOCK B (BUILDING)	Residential Apartment
BLOCK C (BUILDING)	Residential Apartment
	Block Structure
	Block Use Category

Required Parking(Table 7a)						
Block Name	Type	Subuse	Units	Area (Sq.m)	Reqs.	Prop.
BLOCK A (BUILDING)	Residential	Apartment	50 - 225	1	-	105
BLOCK B (BUILDING)	Residential	Apartment	50 - 225	1	-	55
BLOCK C (BUILDING)	Residential	Apartment	50 - 225	1	-	85
			Total	-	-	245 350

Parking Check (Table 7b)						
Vehicle Type	Reqs.	No.	Area (Sq.m)	Achieved	No.	Area (Sq.m)
Car	245	26	300	4812.50	0	0.00
Visitors Car Parking	26	307.50	0	0.00	0	0.00
Total Car	271	3726.25	350	4812.50		
Two Wheeler	-	357.50	0	0.00	0	0.00
Total	-	4083.75	350	4812.50		

FAR & Tenement Details									
Block	No. of Same Bldg	Deductions From Gross Bldg Up Area (Sq.m)	Total Bld Up Area (Sq.m)	Deductions From Gross Bld Up Area (Sq.m)	Total Bld Up Area (Sq.m)	Deductions (Area in Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenn. Area other than Tenement
BLOCK A (BUILDING)	1	35948.05	5367.82	30280.23	782.10	247.21	4.19	0.00	192.67
BLOCK B (BUILDING)	1	9223.34	12744.7	7948.87	272.68	4.19	0.00	0.00	7575.63
BLOCK C (BUILDING)	1	16471.24	3580.08	12891.16	301.39	171.79	4.19	175.09	1237.37
Grand Total	3	61342.63	10223.37	81120.26	1446.17	513.57	12.57	175.09	1237.37
									192.67
									1431.65
									1431.65

Block BLOCK A (BUILDING)									
Floor Name	Gross Bldg Up Area in Sq.m	Deductions From Gross Bldg Up Area in Sq.m	Total Bld Up Area in Sq.m	Deductions (Area in Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenn. (No.)	Carpet Area other than Tenement	
Terrace Floor	122.48	0.00	1						



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- 1 Sanction is issued for the Residential Building plan at 1902/03/128, KEMPAPURA VILLAGE, YELAHANKA HOBLI, BYATARAYAPURA, Bangalore.
- a) Consent for 1-Basement + Ground + 4 for 1-Ground + 4 UF only
- 2 Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 3 1479.22 area reserved for car parking shall be maintained for any other purpose.
- 4 Licensee application for the same shall be made in accordance with the provisions of the premises.
- 5 Building location and the copies of sanctioned plan with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
- 6 The building shall not be constructed on or above elevation of walls on the foundation and in the case of columnar structure before entering the column. 'COMMENCEMENT CERTIFICATE' shall be obtained for the same.
- 7 The area above 371.5' Sanction of the building should be completed before the expiry of 5 years from the date of issue of license & within one month after its completion shall apply for permission to construct the remaining area.
- 8 Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
- 9 The building shall be constructed in accordance with the safety of construction workers and it should be demolished after the construction.
- 10 The applicant shall not employ any construction workers involved in the construction work against any accident / Unward incidents arising during the time of construction.
- 11 The applicant shall not occupy any building materials / debris / footprint or on roads or on drains.
- 12 The building shall be constructed in accordance with the safety of construction workers.
- 13 The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenanted and non-tenanted units.
- 14 Permission shall be maintained during construction such as considered necessary to prevent damage & other malpractices 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 construction work.
- 16 If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and in the third instance, the building will be demolished.
- 17 Technical personnel, applicant or owner as the case may be shall strictly adhere to the rules and responsibilities specified in Schedule A7c (Bye-law No. 13) and sub section (V) (a) to (k).
- 18 The building shall be constructed under the supervision of a registered structural engineer.
- 19 The building shall not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the concerned authority.
- 20 The applicant shall ensure that the building is in accordance with the Building Bye-laws & rules in force and shall not violate any provision of the Building Bye-laws.
- 21 The building shall be designed and constructed adopting the norms prescribed in National Building Code of India (NBC) 2003 and the Indian Standard IS 456:2000 and IS 2080:1983-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- 22 Buildings have to be designed by a registered structural engineer.
- 23 The structures with basement shall be designed for structural stability and safety for all structures including the basement. The structures shall be designed for all the loads including super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workers and general public by erecting safe barricades.
- 24 The building shall be constructed in accordance with the Building Bye-laws.
- 25 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 assure complete safety in respect of hazards.
- 26 Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- 27 Letters of engagement 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 tamper and actually deviate the construction from the sanctioned plan without the prior approval of the authority. They shall explain to the owner about the risk involved in the contravention of the provisions of the Act, 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 the date of issue of license. Before the expiry of two years, the Owner / Developer shall give information to the concerned authority about the completion of the building as per the provisions prescribed in Schedule VI. Further, the Owner / Developer shall give information on completion of foundation or footings of walls / columns of the foundation. Otherwise the plan sanctioned to be executed.

33. The Applicant / Owner / Developer shall follow the instruction of BBMP specified in the D.O letter No. BWSSB/03/2019/20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up areas less than 2000 Sq.mtrs.

34. The Applicant / Owner / Developer shall be liable for the removal of the construction waste and its segregation as per solid waste management bye-law 2016.

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

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

37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Policy Code REC2020-21.

38. If the Applicant / Owner / Developer fails to execute the building construction against the sanctioned plan it will be initiated according to BBMP Act 2020.

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

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

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

42. In case of any dispute in respect of plans or in question, the concerned authority shall be liable or fabricated or of overruled who has obtained the same by misrepresentation or fraud, the sanctioned plan stands canceled as per the legal provisions and suitable legal action will be initiated.

43. The Applicant / Owner / Builder should register the project with Legal Registration Authority (LRA) compulsorily before obtaining Construction certificate in case of Residential Apartments having 8 units and more.

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

45. The building shall be constructed in accordance with the Building Bye-laws.

46. Owner / builder / GPA holder / developer shall take all necessary measure to ensure the safety of persons engaged in the construction work.

47. Due to non-compliance of safety precautionary measures or due to any other reason, if loss of life or injury to any person occurs during the construction work, the concerned authority or the property BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special conditions issued by the BBMP for the project are as follows:-

(Headage Hoodoo Letter No. LD95/LE/2013, dated: 01-04-2013.)

1. Registration of Applicant / Owner / Contractor and the construction workers working in the construction work.

2. The Applicant / 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 is to be submitted to the concerned local Engineer in order to inspect the establishment and ensure the safety of the establishment and workers working in construction work place.

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

4. Any person or time who 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.

5. The building shall be constructed in accordance with the Building Bye-laws.

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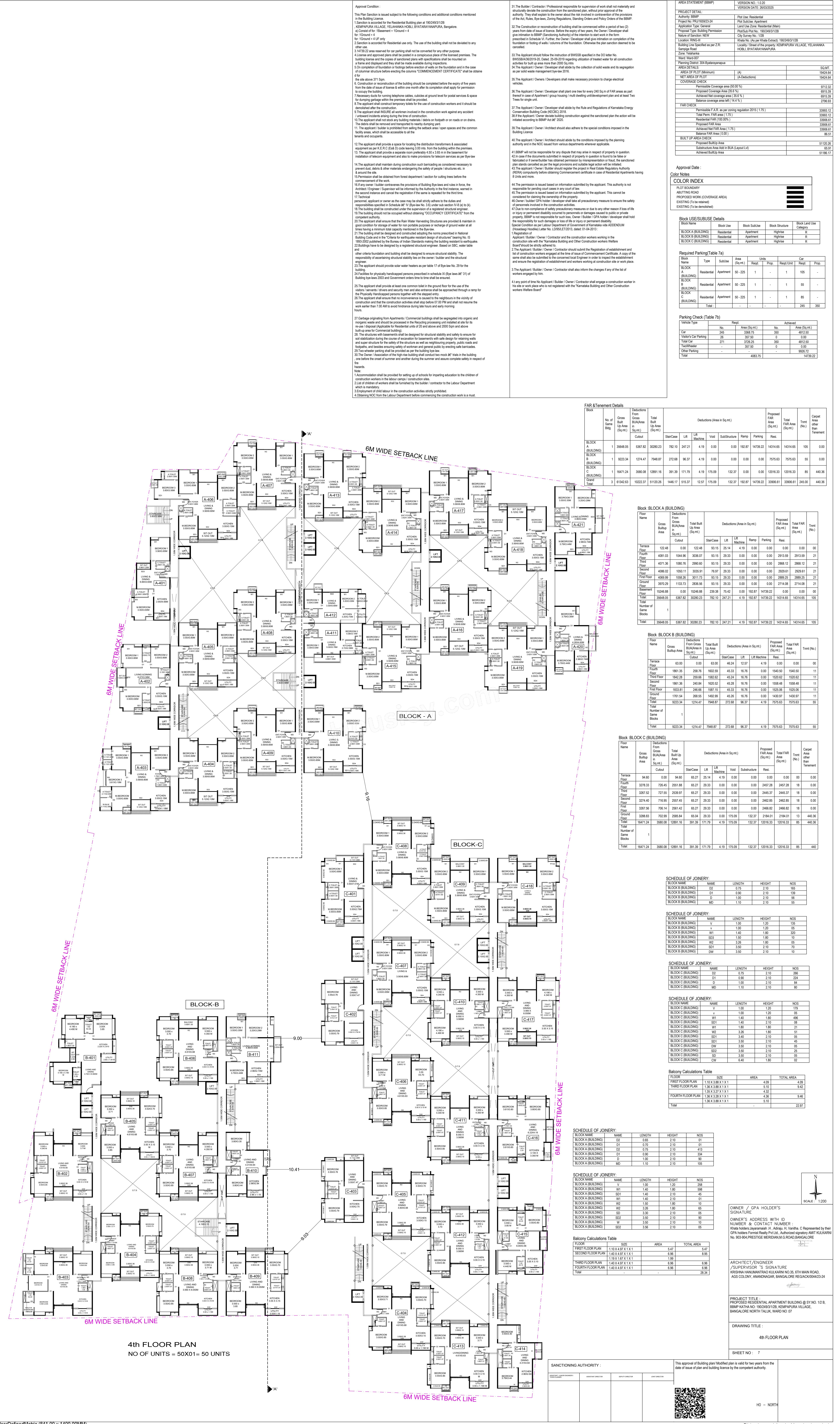
98. The building shall be constructed in accordance with the Building Bye-laws.

99. The building









**Approval Condition :**

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

- 1)Sanctioned area for the Residential Building plan at 190269/3129, KEMPUPA VILLAGE, YELAHANKA HOBLY, BTATARAYANAPURA, Bangalore.
- a) Consent for 1-Basement + Ground + 4 for 10th floor + 4 UF only
- b) 2 Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- c) 3.1479.22 area reserved for car parking shall not be used for any other purpose.
- d) 4. License application shall be made in accordance with the Building Rules and Zoning regulations of the premises. The plans and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
- e) 5. Driveway, walkways or footings below elevation of walls on the foundation and in the case of column structure below entering the column. "COMMENDMENT CERTIFICATE" shall be obtained for d.
- f) 6. The area above 371.30 m².
- g) 7. Construction or reconstruction of the building should be completed before the expiry of 5 years from the date of issue of license & within one month after the completion shall apply for permission to occupy the building.
- h) 8. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
- i) 9. The building shall be demolished after the completion of construction work and it should be demolished after the construction.
- j) 10. The applicant shall not employ any workers involved in the construction work against any accident / Unward incidents arising during the time of construction.
- k) 11. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.
- l) 12. The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the concerned authority.
- m) 13. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenanted and non-tenanted units.
- n) 14. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K-E.C-E.D code leaving 3.00 mts. from the building within the premises.
- o) 15. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also make provisions for telecom services as per bye-law.
- p) 16. The applicant shall maintain during construction such barricades as considered necessary to prevent damage & other materials endangering the safety of people / structures etc. in & around the site.
- q) 17. Permission shall be issued from forest department / section for cutting trees before the construction work.
- r) 18. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and in the third instance, the building will be demolished.
- s) 19. Technical personnel, applicant or owner as the case may be shall strictly adhere to the rules and responsibilities specified in Schedule 4P of Bye-law No. 13 of 2003 sub section (V) (a) to (k).
- t) 20. The building shall be constructed under the supervision of a registered structural engineer.
- u) 21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the concerned authority.
- v) 22. The applicant shall ensure that the Fire and Health Services are provided & maintained in good condition and shall not provide any unauthorized recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law mentioned.
- w) 23. The building shall be designed and constructed adopting the norms prescribed in National Building Code of India 2002 and the revised norms of the Building Bye-laws of the State of Karnataka, 1993-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- x) 24. Buildings have to be designed by a registered structural engineer.
- y) 25. The structures with basement shall be designed for structural stability and safety to ensure for safe working conditions and shall be provided with proper drainage, proper lighting, proper walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workers and general public by erecting safe barricades.
- z) 26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activity shall stop before 07.00 PM and shall not resume the work after 7.00 AM to avoid hindrance during hours of leisure and early morning hours.
- aa) 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. The recycling processing unit shall be installed in the premises units of 20 and above and 2000 Sqm and above built up area for Commercial building.
- bb) 28. The structures with basement shall be designed for structural stability and safety to ensure for safe working conditions and shall be provided with proper drainage, proper lighting, proper walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workers and general public by erecting safe barricades.
- cc) 29. The building shall be constructed under the supervision of a registered structural engineer.
- dd) 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 assure complete safety in respect of hazards.
- ee) 31. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- ff) 32. Letters of engagement shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- gg) 33. Employment of child labour in the construction activities strictly prohibited.
- hh) 4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

**Area Statement (BBMP)**

VERSION NO.: 1.0.20	VERSION DATE: 28/03/2025
PROJECT DETAILS	
Project Name: PRJU/159/23-24	Plot Sub Type: Residential
Project Type: Building Permission	Land Use Zone: Residential (Main)
Area: 190269/3129	Category: Residential
Location: RING-III	Address: 190269/3129, KEMPUPA VILLAGE, YELAHANKA HOBLY, BTATARAYANAPURA
Building Line Specified as per Z.R.	Sanctioned Line: 190269/3129
Ward: 507	Street: 190269/3129
HO - NORTH	HO - NORTH
Planning District: 304-Bitarayana	SD MT
Area of Plot (Minimum): (A)	19424.64
NET AREA OF PLOT (A-Deductions):	19424.64
COVERAGE CHECK	
Proposed Coverage area (50.00 %)	6915.39
Achieved Net Coverage area (35.6 %)	6915.39
Balance coverage area (14.4 %)	2796.53
FAR CHECK	
Permissible FAR as per zoning regulation (1.75)	33993.12
Total Permitted FAR area (1.75)	33993.12
Residential FAR (100.0%)	33906.61
Proposed FAR Area (1.00)	33906.61
Achieved Net FAR Area (1.75)	33906.61
Balance Permitted FAR Area (0.00)	86.51
BUILT UP AREA CHECK	
Substructure Area Add in BUA (Layout Lvl)	51120.26
Substructure Area Add in BUA (Actual Lvl)	65.01
Achieved Built Up Area	51186.17

**Approval Date :**

Color Notes:

**COLOR INDEX**

Plot Boundary	Autoban Road	Proposed Work (Coverage Area)
EXISTING (To be retained)		EXISTING (To be demolished)

**Block USE/SUBUSE Details**

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

**Required Parking (Table 7a)**

Block Name	Type	Subuse	Area (Sq.m.)	Units	Reed.	Prop.	Reed./Unit	Reed.	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	Reed.	No.	Area (Sq.m.)	Achieved	
Car	245	26	308.75	300	4812.50
Visitors Car Parking	26	307.50	0	0.00	-
Total Car	271	376.25	350	4812.50	-
Two Wheeler	-	357.50	0	0.00	-
Total	-	-	-	9502.72	-
Total	-	-	-	4083.75	14739.22

**FAR & Tenement Details**

Block	No. of Same Bldg	Deductions			Deductions (Area in Sq.m.)			Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tenm. (No.)	Carpet Area other than Tenement			
		Cutoff	StarCase	Lift	Up Area Sq.m.	Up Area Sq.m.	Void					SubStructure	Rooms	Parks
BLOCK A (BUILDING)	1	35948.05	5367.82	30280.23	782.10	247.21	4.19	0.00	0.00	192.87	14739.22	14314.65	105	0.00
BLOCK B (BUILDING)	1	9223.34	12744.7	7948.87	272.68	96.37	4.19	0.00	0.00	0.00	7575.63	7575.63	55	0.00
BLOCK C (BUILDING)	1	16471.24	3580.08	12891.16	301.39	171.79	4.19	175.09	132.37	0.00	12016.33	12016.33	85	440.36
Grand Total	3	61342.63	10223.7	31120.26	1446.17	515.37	12.57	175.09	132.37	192.87	14739.22	33006.61	33006.61	245.00
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**Block BLOCK A (BUILDING)**

Floor Name	Group	Deductions From Gross Built Up Area in Sq.m.	Total Built Up Area in Sq.m.	Deductions (Area in Sq.m.)	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tennm. (No.)					
Terrace Floor	122.48	0.00	122.45	93.15	25.14	4.19	0.00	0.00	0.00	0.00	0.00	0.00
Floor	4081.03	1044.96	3038.07	93.15	29.33	0.00	0.00	2913.59	2913.59	21	-	-
Floor	4071.36	1080.76	2990.60	93.15	29.33	0.00	0.00	2688.12	2688.12	21	-	-
Second	4088.02	1050.11	3039.51	76.97	29.33	0.00	0.00	2299.61	2299.61	21	-	-
First Floor	4089.99	1058.26	3011.73	93.15	29.33	0.00	0.00	2889.25	2889.25	21	-	-
Ground Floor	3079.29	1133.73	2836.65	93.15	29.33	0.00	0.00	2714.08	2714.08	21	-	-
Basement	1324.88	0.00	15246.88	239.38	75.42	0.00	192.87	14739.22	0.00	0.00	0.00	0.00
Total	35648.05	5367.82	30280.23	782.10	247.21	4.19	192.87	14314.65	14314.65	105	-	-
Total Number of Same Blocks	1	-	-	-	-	-	-	-	-	-	-	-
Total	35648.05	5367.82	30280.23	782.10	247.21	4.19	192.87	14739.22	14314.65	105	-	-

**Block BLOCK B (BUILDING)**

Floor Name	Gross Built Up Area in Sq.m.	Deductions From Gross Built Up Area in Sq.m.	Total Built Up Area in Sq.m.	Deductions (Area in Sq.m.)	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tennm. (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	
Fourth Floor	1861.35	258.76	1602.59	45.33	16.76	0.00	1540.50	1540.50	11	-	-	
Third Floor	1842.29	259.66	1582.62	45.24	16.76	0.00	1520.62	1520.62	11	-	-	
Second	1861.36	240.84	1602.52	45.28	16.76	0.00	1558.48	1558.48	11	-	-	
First Floor	1853.81	246.66	1587.15	45.33	16.76	0.00	1525.06	1525.06	11	-	-	
Ground Floor	1761.54	268.55	1492.99	45.26	16.76	0.00	1430.97	1430.97	11	-	-	
Total	9223.34	12744.7	7948.87	272.68	96.37	4.19	192.87	14739.22	14314.65	55	-	-
Total Number of Same Blocks	1	-	-	-	-	-	-	-	-	-	-	
Total	9223.34	12744.7	7948.87	272.68	96.37	4.19	192.87	14739.22	14314.65	55	-	-

**Block BLOCK C (BUILDING)**

Floor Name	Gross Built Up Area in Sq.m.	Deductions From Gross Built Up Area in Sq.m.	Total Built Up Area in Sq.m.	Deductions (Area in Sq.m.)	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tennm. (No.)				
Terrace Floor	94.60	0.00	94.60	65.37	25.14	4.19	0.00	0.00	0.00	0.00	0.00
Fourth Floor	3278.33	2551.88	765.27	29.33	0.00	0.00	2445.37	2445.37	18	0.00	-
Third Floor	3267.52	727.55	2539.97	65.37	29.33	0.00	2547.85	2547.85	18	0.00	-
Second	3274.40	716.95	2547.45	65.37	29.33	0.00	2462.85	2462.85	18	0.00	-
Floor	3274.83	706.14	2547.42	65.37	29.33	0.00	2462.82	2462.82	18	0.00	-
Floor	3288.83	702.99	2586.84	65.04	2						

