

**Office of the Director General of Police**

Commandant General, Home Guards &  
Director of Civil Defence and  
Director General Karnataka State Fire &  
Emergency Services

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No.GBC(1)460/2016  
No. KSFES/NOC/200/2016

14-02-2017

To,  
The Commissioner,  
Bruhat Bangalore Mahanagara Palike,  
N.R. Square,  
Bangalore – 560002.

Sir,

Sub: Issue of No Objection Certificate for the construction of high rise residential building at Khatha No. 167/86, Ward No.5, Earlier property bearing Sy.No. 86, Chokkanahalli, Yelahanka Hobli, Bangalore North Taluk, Bangalore – reg.

Ref: Letter dated 15-12-2016 of the Authorized Signatory, M/s Asset Handlers Pvt. Ltd., No. 476, 2<sup>nd</sup> floor, 80 feet road, 6<sup>th</sup> Block, Koramangala, Bangalore – 560 095.

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With reference to the letter of the Authorized Signatory, M/s Asset Handlers Pvt. Ltd. cited above, the Regional Fire Officer, Bangalore North Range of this department has inspected the site proposed for the construction of High Rise Residential building with 2 Blocks i.e. Block-1 & 2 - joined together comprising of common basement, ground floor & 13 upper floors at Khatha No.167/86, Ward No.5, Earlier property bearing Sy.No. 86, Chokkanahalli, Yelahanka Hobli, Bangalore North Taluk, Bangalore on 5-1-2017 with reference to the drawings submitted by the applicant and has furnished the details as follows :-

A. **Details of the premises:**

01. Address of the premises : Khatha No. 167/86,  
Ward No.5,  
Earlier property bearing Sy.No. 86,  
Chokkanahalli,  
Yelahanka Hobli,  
Bangalore North Taluk,  
Bangalore.
02. Number of Buildings : One building with 2 Blocks i.e. Block- 1 & 2 -  
joined together.

03. Number of floors : Common basement, ground floor & 13 upper floors.
04. Type of Occupancy : Residential.
05. Floor wise details of the Occupancy :-

**Block- 1 & 2**

Common Basement : For parking 121 cars, 1 Pump room & 1 D.G area.

**Block-1**

Ground floor : 5 flats & 1 Electrical room.

1<sup>st</sup> floor to 11<sup>th</sup> floor : 6 flats on each floor x 11 floors = 66 flats.

12<sup>th</sup> floor : 4 flats.

13<sup>th</sup> floor : 1 flat, 1 Gym, 1 Steam, 1 Card & Board games & 1 Swimming pool.

**Block-2**

Ground floor : 4 flats.

1<sup>st</sup> floor to 12<sup>th</sup> floor : 4 flats on each floor x 12 floors = 48 flats.

13<sup>th</sup> floor : 2 flats, 1 Reception, 1 Indoor games, 1 Pantry, & 1 Multipurpose hall.

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**Total : 130 flats**  
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06. Height of the Building : 44.35 Mtrs.
07. Site Area : 6,315.74 Sq. Mtrs.
08. Built-up area:-

**Block-1 & 2 – joined together**

Common basement : 3,927.56 Sq.Mtrs.

Ground floor : 1,056.20 Sq.Mtrs.

1<sup>st</sup> floor : 1,071.61 Sq.Mtrs.



2 <sup>nd</sup> floor	:	1,071.61 Sq.Mtrs.
3 <sup>rd</sup> floor	:	1,078.59 Sq.Mtrs.
4 <sup>th</sup> floor	:	1,071.61 Sq.Mtrs.
5 <sup>th</sup> floor	:	1,078.59 Sq.Mtrs.
6 <sup>th</sup> floor to 10 <sup>th</sup> floor (1,071.61 Sq.Mtrs. on each floor x 5 floors)	:	5,358.05 Sq.Mtrs.
11 <sup>th</sup> floor	:	1,078.59 Sq.Mtrs.
12 <sup>th</sup> floor	:	900.77 Sq.Mtrs.
13 <sup>th</sup> floor	:	650.61 Sq.Mtrs.
09. Total Built-up area	:	18,343.79 Sq.Mtrs.
10. <u>Surrounding properties:-</u>		
East	:	16.10 Mtrs. wide Chokkanahalli Main Road.
West	:	Private vacant land.
North	:	High rise residential building & partly vacant land.
South	:	High Rise Residential building.

**B. The plans shows following structural details indicating fire prevention, fire fighting & evacuation measures and are considered adequate as follows:-**

Sl. no.	Details	Existing
01.	Width of the road to which the building abuts and whether it is hardened to carry the weight of 45,000 kgs.	The premises is abutting 16.10 Mtrs. wide Chokkanahalli Main Road located on the eastern side & it is hardened to carry the weight of 45,000 kgs.



(1)	(2)
02. Number of entrances and width of each entrances/ exits.	: Proposed to provide one entrance of 8.00 Mtrs. width from 16.10 Mtrs. wide Chokkanahalli Main Road located on the eastern side.
03. Height clearance over the entrance	: No arch or any other constructions have been proposed over the entrances.
04. <u>Width of open space:-</u>	
<b><u>Wing-1 &amp; 2 – joined together</u></b>	
Front (East)	: Minimum 28.78 Mtrs.
Rear (West)	: Minimum 22.60 Mtrs.
Side (North)	: Minimum 15.37 Mtrs.
Side (South)	: Minimum 14.88 Mtrs.
	Proposed to provide driveway of 8.00 mtrs all around the building.
05. Arrangement for parking the cars	Provision has been made to park 121 cars at basement parking area & 22 cars on the open space available on the eastern & northern side after leaving 8.00 Mtrs. wide driveway from the building line.
	Proposed to provide 2 ramps, each of 3.5 Mtrs. width for the cars to reach basement parking area.
06. Number of Staircases	: 3 (2 in Block-1 & one in Block-2 with common terrace).
07. Location of the staircases	: All the staircases have been designed to abut one of its side to the external wall and are terminated at ground floor level. 2 separate staircases have been proposed from ground floor to reach basement parking area. Further provision has been made to enclose all the staircases at each floor levels.



