



Block :COMM (AA)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)
		StairCase	Lift	Lift Machine	Ramp	Parking				
Terrace Floor	26.28	24.48	0.00	1.80	0.00	0.00	0.00	0.00	0.00	
Third Floor	234.66	0.00	1.80	0.00	0.00	232.86	0.00	232.86	01	
Second Floor	234.66	0.00	1.80	0.00	0.00	232.86	0.00	232.86	01	
First Floor	234.66	0.00	1.80	0.00	0.00	0.00	0.00	232.86	00	
Ground Floor	171.83	0.00	1.80	0.00	0.00	91.38	0.00	13.05	78.65	
Basement Floor	265.20	0.00	1.80	0.00	67.20	196.20	0.00	0.00	0.00	
Total	1167.29	24.48	9.00	1.80	67.20	287.58	465.72	13.05	777.23	02
Total Number of Same Blocks	1									
Total	1167.29	24.48	9.00	1.80	67.20	287.58	465.72	13.05	777.23	02

FAR & Tenement Details

Block	No. of Same Block	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)
			StairCase	Lift	Lift Machine	Ramp	Parking				
COMM (AA)	1	1167.29	24.48	9.00	1.80	67.20	287.58	465.72	13.05	777.23	02
Grand Total	1	1167.29	24.48	9.00	1.80	67.20	287.58	465.72	13.05	777.23	02

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units	Car	Prop.
COMM (AA)	Commercial	Commercial Bldg	11.5	11.5	0	9
Total					0	9

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	-	-	9	123.75
Total Car	-	-	9	123.75
Other Parking	-	-	-	213.81
Total	-	-	0.00	337.56

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
COMM (AA)	Commercial	Commercial Bldg	Bldg upto 11.5 mt. Ht.	R

UnitBUA Table for Block :COMM (AA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT COM	SHOP	65.60	60.66	1	1
FIRST FLOOR PLAN	SPLIT COM	SHOP	211.65	202.17	3	1
SECOND FLOOR PLAN	FLAT	FLAT	211.64	202.17	10	1
THIRD FLOOR PLAN	FLAT	FLAT	211.64	202.17	10	1
Total	-	-	700.53	667.17	24	4

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (AA)	D2	0.75	2.10	09
COMM (AA)	D1	0.91	2.10	12
COMM (AA)	ED	1.20	2.10	02
COMM (AA)	ED	1.50	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMM (AA)	V	1.00	1.00	11
COMM (AA)	W	1.28	1.35	04
COMM (AA)	V	1.20	1.00	02
COMM (AA)	W	1.80	1.35	24
COMM (AA)	W	1.88	1.35	06

Approval Condition:

This Plan Sanction is issued subject to the following conditions:

- Sanction is accorded for the Commercial Building at 320321, KAGGADASAPURA MAIN ROAD KAGGADASAPURA, BANGALORE, Bangalore.
- Consist of 10 Basement + 10 Ground + 3 only.
- Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.
- 3.37.56 area reserved for car parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, outside at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
- The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
- 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.
- The applicant shall plant at least two trees in the premises.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- 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 inspections.
- 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.
13. Technical personnel, applicant or owner as the case may be shall strictly adhere to the rules and responsibilities specified in Schedule - IV (By-law No. 3.5) under sub-section IV-8 (a) to (k).
14. The building shall be constructed under the supervision of a registered structural engineer.
15. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
16. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
17. Drinking water supplied by BWSSB should not be used for the construction activity of the building in good repair for storage of water for non potable purposes and recharge of ground water at all times having a minimum total capacity mentioned in the by-law 30a.
18. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the concerned registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
19. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous 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 BEMP.
21. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosdandahood) Letter No. LD/BSLE/2013, dated: 01-04-2013:

- Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction Workers Welfare Board" should be strictly adhered to.
- The Applicant / Builder / Owner / Contractor should 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 respect the establishment and ensure the registration of establishment and workers working at construction site or work place.
- The Applicant / Builder / Owner / Contractor shall inform the changes if any of the list of workers engaged by him.
- At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction Workers Welfare Board".

Note:

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- List of children of workers shall be furnished by the builder/contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Clearing W/O from the Labour Department before commencing the construction work is a must.
- BEMP will not be responsible for any dispute that may arise in respect of property in question.
- In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

COLOR INDEX

AREA STATEMENT (BMP)	VERSION NO. 1.0.11
PROJECT DETAIL:	Project Name: COMMERCIAL
Authority: BEMP	Plot Use: Residential (Main)
Forward No. BEMP/Ad.Ccm./EST/1397/19-20	Land Use Zone: Residential (Main)
Application Type: General	Plot Sub Plot No.: 320321
Proposed Type: Building Permission	Plot No. / Sub plot No. / Block No. / Locality / Street of the property: KAGGADASAPURA MAIN ROAD, KAGGADASAPURA, BANGALORE
Nature of Sanction: New	Locality / Street of the property: KAGGADASAPURA MAIN ROAD, KAGGADASAPURA, BANGALORE
Location: Ring-II	Zone: East
Building Line Specified as per Z.R. NA	Ward: Ward-057
Zone: East	Planning District: 218-C.V. Raman Nagar
Area Details:	Area (Sq.Mt.)
Area of Plot (Minimum)	367.83
NET AREA OF PLOT (A) (A) (Deductions)	367.83
COVERAGE CHECK	
Permissible Coverage area (65.00 %)	239.09
Proposed Coverage Area (46.71 %)	171.83
Achieved Net coverage area (46.71 %)	171.83
Balance coverage area left (18.29 %)	67.26
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	827.62
Additional F.A.R. within Ring II and III for amalgamated plot (-)	0.00
Allowable FAR Area (25% of Perm FAR)	0.00
Total Perm. FAR area (2.25)	827.62
Residential FAR (38.6%)	465.72
Commercial FAR (38.6%)	289.46
Proposed FAR Area	777.24
Achieved Net FAR Area (2.11)	777.24
Balance FAR Area (0.14)	50.38
BUILT UP AREA CHECK	
Proposed Built Up Area	1167.29
Substructure Area Add in BUA (Layout Ltd)	15.00
Achieved Built Up Area	1182.29

Approval Date: 01/31/2020 12:10:24 PM

Payment Details

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BEMP/30963/CH/19-20	BEMP/30963/CH/19-20	8740.9	Online	9607051737	01/31/2020 4:20:02 PM	-
	No.				Head	Amount (INR)	Remark
						8740.9	-

The plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date: 31/01/2020 vide Ip number: BEMP/Ad.Ccm./EST/1397/19-20 subject to terms and conditions laid down along with this building plan approval.

Validity of this approval is two years from the date of issue.

ASSISTANT ENGINEER

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST)

BHRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : Smt.LALITHAMMA, NO.320321, KAGGADASAPURA MAIN ROAD, KAGGADASAPURA, BANGALORE NORTH

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE R. Vasanth Madhava No 29, 2nd main road, Tata Silk Fsm, Basavanagudi, In.No 29, 2nc main road, Tata Silk Fsm, Basavanagudi, BCC/BL-3/E:3213-08-09

PROJECT TITLE : PLAN SHOWING OF PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING AT SITE NO.320321, KAGGADASAPURA MAIN ROAD, KAGGADASAPURA, BANGALORE

DRAWING TITLE : 1086114656-28-01-2020 05-59-16S, SSRI L-COMM-PDCR-NEW

SHEET NO : 1