



Approval Condition:
 This Plan Sanction is issued subject to the following conditions:
 1. The sanction is accorded for...
 2. The sanction is accorded for Apartment A (APARTMENT) only...
 3. Car Parking reserved in the plan should not be converted for any other purpose...
 4. Development charges towards increasing the capacity of water supply...
 5. Necessary ducts for running telephone cables, cables for ground level sanitary services & space for dumping garbage...
 6. The applicant shall construct temporary toilets for the use of construction workers...
 7. The applicant shall INSURE all workmen involved in the construction work...
 8. The applicant shall erect any building materials, debris on roads or on drains...
 9. The applicant / builder is prohibited from selling the setback area...
 10. The applicant shall provide a space for locating the distribution transformers...
 11. The applicant shall provide a separate room preferably 4.50 x 3.15 m...
 12. The applicant shall maintain during construction such barricading as considered necessary...
 13. Permission shall be obtained from forest department for cutting trees...
 14. License and approved plans shall be posted in a conspicuous place...
 15. Any owner / builder contravenes the provisions of Building Bye-laws...
 16. Technical personnel, applicant or owner as the case may be...
 17. The building shall be constructed under the supervision of a registered structural engineer...
 18. On completion of foundation or footings before erection of walls...
 19. Construction or reconstruction of the building should be completed...
 20. The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE'...
 21. Drinking water supplied by BWSSB should not be used for the construction activity...
 22. The applicant shall ensure that the Rain Water Harvesting Structures are provided...
 23. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the 'Criteria for earthquake resistant design of structures'...
 24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29...
 25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-law 2003 shall be ensured...
 26. The applicant shall provide at least one common toilet in the ground floor...
 27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building...
 28. The applicant shall ensure that no incineration is issued to the neighbors...
 29. Garbage originating from Apartments / Commercial buildings shall be segregated...
 30. The structures with basements shall be designed for structural stability and safety...
 31. Sufficient two wheeler parking shall be provided as per requirement...
 32. Traffic Management Plan shall be obtained from Traffic Management Consultant...
 33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years...
 34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department...
 35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years...
 36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building...
 37. The Builder / Contractor / Professional responsible for supervision of work shall not start...
 38. The construction or reconstruction of a building shall be commenced within a period of two (2) years...
 39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority...
 40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to...
 41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016...
 42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016...
 43. The Applicant / Owner / Developer shall make necessary provision to charge electrical vehicles...
 44. The Applicant / Owner / Developer shall plant one tree for a site measuring 100 Sq.m up to 240 Sq.m by minimum of two trees for sites measuring with more than 240 Sq.m...
 45. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled...
 46. Also see, building licence for special conditions, if any...
 47. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hoodaagi Hoodie) Letter No. LD/95/LET/2013, dated: 01-04-2013:
 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...
 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
 4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his or work place who is not registered with the 'Karnataka Building and Other Construction workers Welfare Board'.
 Note:
 1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labor 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.
 5. BEMAP will not be responsible for any dispute that may arise in respect of property in question.
 6. In case if the documents submitted in respect of property 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 (BAMP)
 PROJECT DETAIL:
 Authority: BEMAP
 Inward No: BEMP/Ad.Com/WST/0422/20-21
 Application Type: Residential
 Proposed Type: Building Permission
 Nature of Sanction: NEW
 Location: RING-II
 Building Line Specified as per Z.R. NA
 Zone: West
 Ward: Ward-043
 Planning District: 214-Peenya
 AREA OF PLOT (Minimum)
 NET AREA OF PLOT
 COVERAGE CHECK
 Permissible Coverage Area (65.00 %)
 Proposed Coverage Area (64.96 %)
 Achieved Net Coverage Area (64.96 %)
 Balance coverage area left (1.04 %)
 FAR CHECK
 Permissible F.A.R. as per zoning regulation 2015 (2.25)
 Additional F.A.R within Ring (and II) for amalgamated plot -
 Allowed TDR Area (60% of Perm FAR)
 Premium FAR for Plot within Impact Zone (-)
 Total Perm. FAR area (2.25)
 Residential FAR (100.00%)
 Proposed FAR Area
 Achieved Net FAR Area (1.83)
 Balance FAR Area (0.42)
 BUILT UP AREA CHECK
 Proposed BuiltUp Area
 Substructure Area Add in BUA (Layout Lvl)
 Achieved BuiltUp Area
 Approval Date : 10/22/2020 2:32:13 PM
 Payment Details
 Sr No, Challan Number, Receipt Number, Amount (INR), Payment Mode, Transaction Number, Payment Date, Remark

Block A (APARTMENT)

Floor Name	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Trent (No.)	Carpet Area other than Tenement
Ground Floor	282.70	22.88	211.00	245.49	12.22	0.00
First Floor	291.14	23.27	211.00	260.52	03.00	0.00
Second Floor	293.24	23.27	211.00	262.62	03.00	0.00
Third Floor	293.31	23.27	211.00	262.69	03.00	0.00
Terrace Floor	19.54	17.43	0.00	0.00	0.00	0.00
Total	1179.93	110.12	8.44	211.15	15.72	245.49

SCHEDULE OF JOINTORY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	D2	0.76	1.20	03
A (APARTMENT)	D2	0.76	2.10	20
A (APARTMENT)	D1	0.90	1.20	12
A (APARTMENT)	D1	0.90	2.10	27
A (APARTMENT)	D	1.06	1.20	06
A (APARTMENT)	D	1.06	2.10	03

Unit/BUA Table for Block A (APARTMENT)

FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT 1	FLAT	96.24	88.98	8	3
	SPLIT 2	FLAT	72.86	67.60	7	3
	SPLIT 3	FLAT	89.73	84.18	8	3
SECOND FLOOR PLAN	SPLIT 4	FLAT	96.24	88.98	8	3
	SPLIT 5	FLAT	72.86	67.60	7	3
	SPLIT 6	FLAT	91.83	86.28	8	3
THIRD FLOOR PLAN	SPLIT 7	FLAT	96.31	89.05	8	3
	SPLIT 8	FLAT	72.86	67.60	7	3
	SPLIT 9	FLAT	91.83	86.28	8	3
Total	-	-	780.77	726.53	69	9

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (APARTMENT)	Residential	Apartment	Blqg upto 11.5 m. Ht.	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt)	Reqt.	Units	Prop.	Reqt./Unit	Car	Reqt.	Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	-	1	9	-	-
Total:	-	-	-	-	-	-	-	9	10	-

Parking Check (Table 7b)

Vehicle Type	No.	Reqt.	Achieved
Car	9	123.75	10
Visitor's Car Parking	1	13.75	0
Total Car	10	137.50	10
TwoWheeler	-	13.75	0
Other Parking	-	-	107.99
Total	-	151.25	245.49

FAR & Tenement Details

Block	No. of Same Blqg	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)					Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Trent (No.)	Carpet Area other than Tenement
			StairCase	Lift	Lift Machine	Void	Parking				
A (APARTMENT)	1	1179.93	110.12	8.44	2.11	15.72	245.49	798.05	798.05	09	12.22
Grand Total:	1	1179.93	110.12	8.44	2.11	15.72	245.49	798.05	798.05	9.00	12.22

Note: Earlier plan sanction vide L.P No. _____ is deemed cancelled.
 The modified plans are approved in accordance with the acceptance for approval by the Joint Commissioner (WEST) on date: 22/10/2020 vide Ip number: BEMP/Ad.Com/WST/0422/20-21 subject to terms and conditions laid down along with this modified building plan approval.
 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.
 ASSISTANT DIRECTOR OF TOWN PLANNING (WEST)
 BHRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE
 OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
 Dr. PURNIMA PUJAR, NO-211, J.B.KAVAL, SURVEY NO-1, NANDINI LAYOUT, BANGALORE, PID NO:12-150-211

ARCHITECT/ENGINEER / SUPERVISOR'S SIGNATURE
 K.S. Prasanna Kumar Sri Sai Enterprises/No. 3309, 1st Main Road, Opp More Retail Shop, Gayathri Nagar BCC/BL-3.2.3E-1260/93-94

PROJECT TITLE :
 PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SITE NO-211, J.B.KAVAL, SY NO-1, NANDINI LAYOUT, BWARD NO-43, BANGALORE, PID NO:12-150-211

DRAWING TITLE : 31039726-22-10-2020
 12-27-065_SDR PURNIMA ::
 A (APARTMENT) with GF+3UF

SHEET NO : 1