

Block (Residential) is issued subject to the following conditions

- Sanction is accorded for the Residential Apartment Building at Khata No. 47, Sy No. 47, Yelahanka Village, Kanata Hobli, Ward No. 01, Yelahanka Zone, Bangalore
- Consent of BPP/CP/4UP (4 Upper floors) only
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- Basement Floor 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 BWSBS as per the bye-laws.
- Necessary ducts for running telephone cables, cables at ground level for postal services & spaces for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilets for a crew of construction workers and it should be demolished after the construction.
- The applicant shall ensure all workers involved in the construction work against any accident / untoward 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 / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
- The applicant shall provide a space for locating the distribution transformers, & associated equipment as per I.E.C. (I.E.C. Code) code leaving 3.00 mts. from the building within the premises.
- The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per By-law No. 25.
- 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, warning in the second instance and cancel the registration if the same is repeated for the third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (By-law No. 3-5) under sub-section V (a) (i) to (iv).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or footing before erection of walls on the foundation and in the case of columnar structure before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained.
- Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
- The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.
- Drinking water supplied by BWSBS should not be used for the construction activity of the building.
- The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair 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 20(1A).
- The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the 'Criteria for earthquake design of structures' bearing No. IS 1883-2002, published by the Bureau of Indian Standards making the building resistant to earthquakes.
- The applicant should provide solar water heaters as per table 17 of By-law 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye law - 31) of Building Bye-law 2002 shall be ensured.
- 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 stepped entry.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI No. 23, 24, 25 & 26 are provided in the building.
- 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 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 200 Kg capacity installed at site for its use / disposal (Applicable for Residential units of 50 and above and 500 Sqm and above built up area for Commercial buildings).
- The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of construction for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safety barricades.
- Two wheelers parking shall be provided as per requirement.
- Traffic Management Plan shall be submitted from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
- Payment of Ground Rent for the period of construction shall be made as per by-law no. 3 & 8 (noted) of Building Bye-law-2003.
- The Builder / Contractor / Professional responsible for supervision of work shall not transfer his/her authority and responsibility to any other person without the written consent of the Competent Authority. They shall explain to the owner a about the risk involved in construction of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BEMP.
- 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 BEMP 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 footing of walls / columns of the foundation. Otherwise the sanction of building shall be deemed cancelled.
- The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for every 240 Sqm of FAR area as part thereof in case of Apartment / group housing/ multi dwelling /undevelopment plan.
- The Applicant shall follow the instruction of chairman BWSBS specified in the DO letter No. BWSBS/2020/19-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities built up area more than 2000 Sqm.
- If the interim order stayed in W.P.No. 6469/2020 (LB-BMP), gets vacated, the applicant shall abide by the order of the final order of the Hon'ble High Court & also if the requisites are not met in full, the plan sanctioned will be cancelled which is sworn in the affidavit submitted to this office.
- The NOC from BWSBS should be obtained and shall be submitted to this office before obtaining Commencement Certificate.
- The Applicant / Owner / Developer shall develop agriculture channel Kharab land in the Eastern portion of the site, as Lead of Drain by his own cost.
- 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 (Hoasabai Hoodike) Letter No. LD/954/ET/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 inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
- The Applicant / Builder / Owner / Contractor shall also 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'.

Notes:

- 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.
- Obtaining NOC 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.

II. NOC Details

Sl. No.	Name of the Reference No. & Date	Conditions Imposed
1.	KAPCB CTE-317468, PCB ID 85332 Date: 05/03/2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.

III. The Applicant has paid the fees Rs. 17,97,000/- vide Receipt No. BEMPB/982CH20-21 dated 10-07-2020 NEFT/RTGS Transaction No: 10675687745243: 21-07-2020 for the following:-

Sl. No.	Particulars	Amount in (Rs)
1.	Stamping Fees (50% payment as per order of the Hon'ble High Court vide WP No. 6469/2020 (LB-BMP) Dated: 15-09-2020)	42,080.00
2.	License Fees (50% payment as per order of the Hon'ble High Court vide WP No. 6469/2020 (LB-BMP) Dated: 15-09-2020)	8,59,610.00
3.	Ground Rent and 10% of GST (High Court Stay vide WP No. 6469/2020 (LB-BMP) Dated: 15-09-2020)	Court Stay
4.	Settlement Charges For Building	38,204.00
5.	For Site Security Deposit	1,23,334.00
6.	(Rs. 25/Sqm payment as per order of the Hon'ble High Court vide WP No. 6469/2020 (LB-BMP) dated: 15-09-2020)	4,77,586.00
7.	Lake Improvement Charges	1,54,167.00
8.	Compound Wall Charges	73,200.00
9.	1% Service Charge on Labour Cess to be paid to BEMP	29,573.00
	Total Rs.	17,96,815.00
	Pay Rs	17,97,000.00

Labour Cess

Sl. No.	Particulars	Amount in (Rs)
1.	High Court Stay order vide WP No. 6469/2020 (LB-BMP) Dated: 15-09-2020	Court Stay

Floor Name	Gross Area (Sq.Mt)	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.Mt)						Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Trrt (%)
			Column	StairCase	Lift	Void	Ramp	Parking			
Basement Floor	47.33	0.00	47.33	0.00	13.59	0.00	0.00	0.00	0.00	0.00	
First Floor	1403.61	0.00	1403.61	0.00	9.66	0.00	20.34	0.00	1373.41	1373.41	
Second Floor	1403.61	0.00	1403.61	0.00	9.66	0.00	20.34	0.00	1373.41	1373.41	
Third Floor	1403.61	0.00	1403.61	0.00	9.66	0.00	20.34	0.00	1373.41	1373.41	
Fourth Floor	1403.61	0.00	1403.61	0.00	9.66	0.00	20.34	0.00	1373.41	1373.41	
Fifth Floor	1403.61	0.00	1403.61	0.00	9.66	0.00	20.34	0.00	1373.41	1373.41	
Ground Floor	1383.76	0.00	1383.76	0.00	9.66	0.00	20.34	0.00	1383.56	1383.56	
Basement Floor	4866.06	33.02	4833.04	0.00	14.94	0.00	209.23	4547.81	6847.20	6847.20	
Total	11910.59	33.02	11877.57	33.74	63.24	13.59	102.70	209.23	4547.81	6847.20	
Number of Blocks	1										

SCHEDULE OF JOINEERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOIS
BLOCK A (RESIDENTIAL)	D2	0.75	2.15	274
BLOCK A (RESIDENTIAL)	D1	0.90	2.15	280
BLOCK A (RESIDENTIAL)	E2	1.07	2.15	80

SCHEDULE OF JOINEERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOIS
BLOCK A (RESIDENTIAL)	V	1.00	1.30	160
BLOCK A (RESIDENTIAL)	W	1.50	2.15	520

UNBUA Table for Block (RESIDENTIAL)

FLOOR	Name	UNBUA Type	UNBUA Area	Carpet Area	No. of Rooms	No. of Tenants
GROUND FLOOR PLAN	AGP01	FLAT	76.79	76.79	1	1
	AGP02	FLAT	76.79	76.79	1	1
	AGP03	FLAT	76.79	76.79	1	1
	AGP04	FLAT	76.79	76.79	1	1
	AGP05	FLAT	76.79	76.79	1	1
	AGP06	FLAT	72.01	72.01	1	1
	AGP07	FLAT	72.11	72.11	1	1
	AGP08	FLAT	79.03	79.03	1	1
	AGP09	FLAT	79.34	79.34	1	1
	AGP10	FLAT	79.34	79.34	1	1
	AGP11	FLAT	79.34	79.34	1	1
	AGP12	FLAT	79.34	79.34	1	1
	AGP13	FLAT	79.34	79.34	1	1
	AGP14	FLAT	79.34	79.34	1	1
	AGP15	FLAT	77.82	77.82	1	1
	AGP16	FLAT	69.07	69.07	1	1
AGP17	FLAT	76.79	76.79	1	1	
AGP18	FLAT	76.79	76.79	1	1	
AGP19	FLAT	76.79	76.79	1	1	
AGP20	FLAT	76.79	76.79	1	1	
AGP21	FLAT	76.79	76.79	1	1	
AGP22	FLAT	76.79	76.79	1	1	
AGP23	FLAT	76.79	76.79	1	1	
AGP24	FLAT	76.79	76.79	1	1	
AGP25	FLAT	76.79	76.79	1	1	
AGP26	FLAT	76.79	76.79	1	1	
AGP27	FLAT	76.79	76.79	1	1	
AGP28	FLAT	76.79	76.79	1	1	
AGP29	FLAT	76.79	76.79	1	1	
AGP30	FLAT	76.79	76.79	1	1	
AGP31	FLAT	76.79	76.79	1	1	
AGP32	FLAT	76.79	76.79	1	1	
AGP33	FLAT	76.79	76.79	1	1	
AGP34	FLAT	76.79	76.79	1	1	
AGP35	FLAT	76.79	76.79	1	1	
AGP36	FLAT	76.79	76.79	1	1	
AGP37	FLAT	76.79	76.79	1	1	
AGP38	FLAT	76.79	76.79	1	1	
AGP39	FLAT	76.79	76.79	1	1	
AGP40	FLAT	76.79	76.79	1	1	
AGP41	FLAT	76.79	76.79	1	1	
AGP42	FLAT	76.79	76.79	1	1	
AGP43	FLAT	76.79	76.79	1	1	
AGP44	FLAT	76.79	76.79	1	1	
AGP45	FLAT	76.79	76.79	1	1	
AGP46	FLAT	76.79	76.79	1	1	
AGP47	FLAT	76.79	76.79	1	1	
AGP48	FLAT	76.79	76.79	1	1	
AGP49	FLAT	76.79	76.79	1	1	
AGP50	FLAT	76.79	76.79	1	1	
AGP51	FLAT	76.79	76.79	1	1	
AGP52	FLAT	76.79	76.79	1	1	
AGP53	FLAT	76.79	76.79	1	1	
AGP54	FLAT	76.79	76.79	1	1	
AGP55	FLAT	76.79	76.79	1	1	
AGP56	FLAT	76.79	76.79	1	1	
AGP57	FLAT	76.79	76.79	1	1	
AGP58	FLAT	76.79	76.79	1	1	
AGP59	FLAT	76.79	76.79	1	1	
AGP60	FLAT	76.79	76.79	1	1	
AGP61	FLAT	76.79	76.79	1	1	
AGP62	FLAT	76.79	76.79	1	1	
AGP63	FLAT	76.79	76.79	1	1	
AGP64	FLAT	76.79	76.79	1	1	
AGP65	FLAT	76.79	76.79	1	1	
AGP66	FLAT	76.79	76.79	1	1	
AGP67	FLAT	76.79	76.79	1	1	
AGP68	FLAT	76.79	76.79	1	1	
AGP69	FLAT	76.79	76.79	1	1	
AGP70	FLAT	76.79	76.79	1	1	
AGP71	FLAT	76.79	76.79	1	1	
AGP72	FLAT	76.79	76.79	1	1	
AGP73	FLAT	76.79	76.79	1	1	
AGP74	FLAT	76.79	76.79	1	1	
AGP75	FLAT	76.79	76.79	1	1	
AGP76	FLAT	76.79	76.79	1	1	
AGP77	FLAT	76.79	76.79	1	1	
AGP78	FLAT	76.79	76.79	1	1	
AGP79	FLAT	76.79	76.79	1	1	
AGP80	FLAT	76.79	76.79	1	1	
AGP81	FLAT	76.79	76.79	1	1	
AGP82	FLAT	76.79	76.79	1	1	
AGP83	FLAT	76.79	76.79	1	1	
AGP84	FLAT	76.79	76.79	1	1	
AGP85	FLAT	76.79	76.79	1	1	
AGP86	FLAT	76.79	76.79	1	1	
AGP87	FLAT	76.79	76.79	1	1	
AGP88	FLAT	76.79	76.79	1	1	
AGP89	FLAT	76.79	76.79	1	1	
AGP90	FLAT	76.79	76.79	1	1	
AGP91	FLAT	76.79	76.79	1	1	
AGP92	FLAT	76.79	76.79	1	1	
AGP93	FLAT	76.79	76.79	1	1	
AGP94	FLAT	76.79	76.79	1	1	
AGP95	FLAT	76.79	76.79	1	1	
AGP96	FLAT	76.79	76.79	1	1	
AGP97	FLAT	76.79	76.79	1	1	
AGP98	FLAT	76.79	76.79	1	1	
AGP99	FLAT	76.79	76.79	1	1	
AGP100	FLAT	76.79	76.79	1	1	
AGP101	FLAT	76.79	76.79	1	1	
AGP102	FLAT	76.79	76.79	1	1	
AGP103	FLAT	76.79	76.79	1	1	
AGP104</						