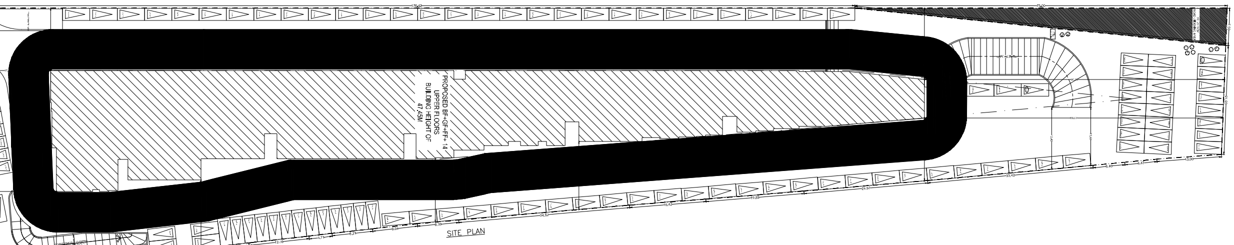
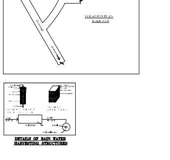


SITE PLAN

BBMP/Addl.Dir/JD North/LP/0015/2019-20

This Modified Plan Sanction is issued subject to the following conditions

1. Modified Sanction is accorded for the Property Katha No. 91/49/1, 49/2, Sy No. 49/1 & 49/2, Haraluru Village, Varthuru Hobli, Bellanduru, Marathahalli Subdivision, Bengaluru East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru
   a) Consisting of BF+GF+15UF (Part GF+1UF for Commercial) (Fifteen Uppers Floors) only.
2. Sanction is accorded for **Residential and Part of Commercial use** only. The use of the building shall not be deviated to any other use.
3. Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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.
9. 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.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
11. 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 Bye-law No. 25.
12. 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.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. 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.
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 cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. 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.
20. 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.
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. 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 Bye-law 32(a).
24. 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" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27. 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.
28. 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.
29. 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.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 400 k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. .
34. The Owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
36. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
37. The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
38. Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye – Law - 2003.
39. If the owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the 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.
40. 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 s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
41. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) 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 plan sanction deemed cancelled.
42. The Owner / Developer should submit KSPCB, SEIAA and BWSSB Modified NOC before the issue of Occupancy Certificate.
43. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
44. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
45. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
46. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
47. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs.,
48. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.



DETAILS OF RAIN WATER HARVESTING STRUCTURES

II. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) 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. 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.
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 site 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 labour 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. BBMP 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.

III. **NOC Details**

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	GBC(1)508/2014, KSFES/NOC/049/2020, Dated. 07-05-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	HOSU/SOUTH/B/010620/437832, Dated. 02-03-2020	
3	BESCOM	SEE/BCS/EE(O)/AEE(O)/NOC-28/19-20/13000-02, Dated. 28-01-2020	
4	BSNL	DE/SAN/BG/NOC HRB (S-11)2019-20/62, Dated. 04-01-2020	
5	BWSSB	BWSSB/EIC/CE(M)/ACE(M)-II/DCE(M)-I/TA(M)-III/1271/2014-15, dated: 22-01-2015	
6	SEIAA	SEIAA/48/CON/2015, dated: 26-06-2015	
7	KSPCB	PCB/281/CNP/14/1655 Dated: 31-01-2015	

IV. The Applicant has paid the fees of Rs. 27,55,000/- vide Transaction No. 10121028709 Date. 14-08-2020 for the following:-

1. Licence Fees	:	9,66,534-00
2. Scrutiny fees	:	2,02,284-00
3. Ground Rent	:	6,25,765-00
4. Betterment Charges	:	
a) For Building		29,580-00
b) for Site		0-00
5. Security Deposit	:	10,08,590-00
6. Compound Wall	:	86,000-00
7. Lake Improvement Charges	:	0-00
8. 1% Service Charge on Labour Cess	:	17,457-00
9. **Already paid vide Receipt No. BBMP/4174/CH/19-20, Dated. 04-06-2019.**	:	1,82,334-00
10. **Total Rs**		**27,53,876-00**
Say Rs.		**27,55,000-00**

V. The Applicant has paid the Labour Cess fees of Rs. 17,29,000/- vide Transaction No. HDFCR520200323756, Date. 23-03-2020.

Approval Date: 20/03/2020

Payment Details

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11	
	VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Addl.Dir/JD NORTH/0015/19-20	Plot SubUse: Multi Dwelling Units	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 91	
Nature of Sanction: Modify	City Survey No.: 49/1&49/2	
Location: Ring-III	Khata No. (As per Khata Extract): 91	
Building Line Specified as per Z.R: NA	Locality / Street of the property: HARALURU	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	10162.53
Deduction for Net Plot Area		
Road Widening Area		281.02
Total		281.02
NET AREA OF PLOT	(A-Deductions)	9881.51
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4940.75
Proposed Coverage Area (25.3 %)		2499.92
Achieved Net coverage area (25.3 %)		2499.92
Balance coverage area left (24.7 %)		2440.83
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		25406.32
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		15243.79
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (4.00)		40650.11
Residential FAR (96.12%)		29120.26
Commercial FAR (3.88%)		1176.08
Proposed FAR Area		30296.33
Achieved Net FAR Area (2.98)		30296.33
Balance FAR Area (1.02)		10353.78
Achieved Additional FAR Area		[illegible]
BUILT UP AREA CHECK		
Proposed BuiltUp Area		[illegible]
Achieved BuiltUp Area		[illegible]

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING 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
A (RES)	Residential	MultiDwelling Units	Highrise	R

Required Parking(Table 7a)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

PROJECT TITLE :
MODIFIED RESIDENTIAL & COMMERCIAL BUILDING "FRONTIER HEIGHTS" AT SY NO. 49/1 & 49/2, KATHA NO.91/49/1, 49/2 HARALUR VILLAGE, VARTHUR HOBLI, WARD NO.150, BELLANDUR, MARATHAHALLI SUB DIVISION, BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE : SITE PLAN

SHEET NO : 1

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

NORTH

QR CODE