

PRIVATE PROPERTY

BBMP/ADDL.DIR/JD NORTH/LP/0041/2019-20

- This Modified Plan Sanction is issued subject to the following conditions:
- Sanction is accorded for the Proposed Residential Apartment Building at Khata No. 205, Sy No. 25/1, 25/2, Nagasandra Gramatana, Ward No. 39, Chokkasandra, Yeshwanthapura Hobli, Bangalore North Taluk, Bangalore.
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 - Basement Floor, Part of Ground Floor and Surface area only 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, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - The applicant shall INSURE all workmen 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 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 K.E.R.C (E&D) code leaving 3.00 mts. from the building within the premises.
 - 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.
 - 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-3 (e) to (k).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - 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.
 - 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 BWSSB 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 Bye-law 32(a).
 - The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule XI (Bye-laws - 31) of Building bye-laws 2003 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 Sl. 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 256 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).
 - 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.
 - Sufficient two wheeler parking shall be provided as per requirement.
 - 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.
 - 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 (noted) of Building Bye-law-2003.
 - 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 BBMP.
 - The Applicant / Owner / Developer shall commence 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 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.
 - 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 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling undevelopment plan.
 - If the interim order issued in W.P.No. 1917/2020 (LB-BMP), Dated: 27-01-2020 gets vacated, the applicant shall abide to the out come of the final order of the Hon'ble High Court & also if the requisite fee is not paid in full, the plan sanctioned will be cancelled which is inasm in the Indemnity Bond submitted to this office.
 - 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 utility of treated water for all construction activities of built up area more than 2000 Sq.mtr
 - The Modified CFO from KSPCB should be obtained and shall be submitted to this office before obtaining Occupancy Certificate
 - 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 ADDUMU (Hosadaagi Hoodki) Letter No. LP/95/LET/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 and 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"

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.
- Obtaining NOC from the Labour Department before commencing the construction work is a must.
- BBMP 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. The Applicant has paid the fees vide NIFT / RTGS Transaction No. 1006993785, dated: 23-03-2020 for the following:-

1. Scrutiny Fees and License Fee (60% payment as per order of the Hon'ble High Court vide W.P.No 1917/2020 (LB-BMP) dated:27-01-2020	: 5,49,403.00
2. Ground Rent and 18% of GST (High Court Stay vide WP.No. 1917/2020 (LB-BMP) dated:27-01-2020	: Court Stay
3. Betterment charges	: 8.00
a) For Building	: 0.00
b) For Site	: 8.00
4. Plan copy charges	: 43,000.00
5. Lake Improvement Charges	: 1,23,908.00
TOTAL	7,16,319.00
6. Labour Cess	: Nil
	SAY Rs. 7,16,500.00

Block BLOCK A (RESIDENTIAL BUILDING)

Floor Name	Total Built Up Area (Sq.m)	Star/Case	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Rest	Stair	Proposed FAR Area (Sq.m)	Add Area In FAR (Sq.m)	Total FAR Area (Sq.m)	Trent (No.)
Terrace Floor	34.25	23.04	0.00	11.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	819.50	0.00	7.62	0.00	18.80	0.00	0.00	0.00	793.08	0.00	793.08	0.00	793.08	08
Third Floor	819.50	0.00	7.62	0.00	18.80	0.00	0.00	0.00	793.08	0.00	793.08	0.00	793.08	08
Second Floor	819.50	0.00	7.62	0.00	18.80	0.00	0.00	0.00	793.08	0.00	793.08	0.00	793.08	08
First Floor	857.71	0.00	7.62	0.00	18.80	0.00	0.00	0.00	831.29	0.00	831.29	0.00	831.29	08
Basement Floor	857.70	0.00	7.62	0.00	18.80	0.30	0.00	0.00	830.86	0.00	830.86	0.00	830.86	08
Basement Floor	2632.08	0.00	7.62	0.00	0.00	0.00	0.00	193.88	2630.57	0.00	0.01	0.01	0.01	01
Total	7040.25	23.04	45.72	11.22	94.00	0.30	193.88	2630.57	4041.51	0.01	4041.52	0.01	4041.52	40

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL BUILDING)	D2	0.75	2.10	140
BLOCK A (RESIDENTIAL BUILDING)	D1	0.90	2.10	160
BLOCK A (RESIDENTIAL BUILDING)	ED	1.10	2.10	40

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL BUILDING)	W	1.50	1.35	01

Unit/BUA Table for Block BLOCK A (RESIDENTIAL BUILDING)

FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Capex Area	No. of Rooms	No. of Tenement
TYPICAL - 2, 3 & 4 FLOOR PLAN	BLOCK A TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	96.28	85.50	9	24
	BLOCK A TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	96.28	85.49	9	
	BLOCK A TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	96.28	85.49	9	
	BLOCK A TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	96.28	85.50	9	
	BLOCK A TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	96.28	85.50	9	
	BLOCK A TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	96.28	85.50	9	
	BLOCK A TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	96.28	85.50	9	
	BLOCK A TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	96.28	85.50	9	
	BLOCK A TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	96.28	85.50	9	
	BLOCK A TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	96.28	85.50	9	
	BLOCK A TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	96.28	85.50	9	
	BLOCK A TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	96.28	85.50	9	
FIRST FLOOR PLAN	BLOCK A TYPICAL 1st FLOOR	FLAT	96.28	85.49	9	8
	BLOCK A TYPICAL 1st FLOOR	FLAT	96.28	85.49	9	
	BLOCK A TYPICAL 1st FLOOR	FLAT	96.28	85.49	9	
	BLOCK A TYPICAL 1st FLOOR	FLAT	96.28	85.50	9	
	BLOCK A TYPICAL 1st FLOOR	FLAT	96.28	85.50	9	
	BLOCK A TYPICAL 1st FLOOR	FLAT	96.28	85.50	9	
	BLOCK A TYPICAL 1st FLOOR	FLAT	96.28	85.50	9	
	BLOCK A TYPICAL 1st FLOOR	FLAT	96.28	85.50	9	
	BLOCK A TYPICAL 1st FLOOR	FLAT	96.28	85.50	9	
	BLOCK A TYPICAL 1st FLOOR	FLAT	96.28	85.50	9	
	BLOCK A TYPICAL 1st FLOOR	FLAT	96.28	85.50	9	
	BLOCK A TYPICAL 1st FLOOR	FLAT	96.28	85.50	9	
GROUND FLOOR PLAN	BLOCK A GROUND FLOOR	FLAT	96.23	85.50	9	8
	BLOCK A GROUND FLOOR	FLAT	96.23	85.50	9	
	BLOCK A GROUND FLOOR	FLAT	96.23	85.50	9	
	BLOCK A GROUND FLOOR	FLAT	96.23	85.50	9	
	BLOCK A GROUND FLOOR	FLAT	96.23	85.50	9	
	BLOCK A GROUND FLOOR	FLAT	96.23	85.50	9	
	BLOCK A GROUND FLOOR	FLAT	96.23	85.50	9	
	BLOCK A GROUND FLOOR	FLAT	96.23	85.50	9	
	BLOCK A GROUND FLOOR	FLAT	96.23	85.50	9	
	BLOCK A GROUND FLOOR	FLAT	96.23	85.50	9	
	BLOCK A GROUND FLOOR	FLAT	96.23	85.50	9	
	BLOCK A GROUND FLOOR	FLAT	96.23	85.50	9	
Total			3650.86	3419.90	360	40

Block BLOCK B (RESIDENTIAL BUILDING)

Floor Name	Total Built Up Area (Sq.m)	Star/Case	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Rest	Stair	Proposed FAR Area (Sq.m)	Add Area In FAR (Sq.m)	Total FAR Area (Sq.m)	Trent (No.)
Terrace Floor	35.13	23.92	0.00	11.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	968.71	0.00	7.62	0.00	19.56	0.00	0.00	0.00	971.53	0.00	971.53	0.00	971.53	08
Third Floor	968.71	0.00	7.62	0.00	19.56	0.00	0.00	0.00	971.53	0.00	971.53	0.00	971.53	08
Second Floor	968.71	0.00	7.62	0.00	19.56	0.00	0.00	0.00	971.53	0.00	971.53	0.00	971.53	08
First Floor	1036.90	0.00	7.62	0.00	19.56	0.00	0.00	0.00	1009.72	0.00	1009.72	0.00	1009.72	08
Basement Floor	1071.96	0.00	7.62	0.00	19.77	0.00	0.00	0.00	1052.01	0.00	1052.01	0.00	1052.01	08
Total	5139.22	23.92	38.10	11.21	198.01	237.12	0.00	0.00	4630.86	0.00	4630.86	0.00	4630.86	38

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL BUILDING)	D2	0.75	2.10	148
BLOCK B (RESIDENTIAL BUILDING)	D1	0.90	2.10	187
BLOCK B (RESIDENTIAL BUILDING)	ED	1.10	2.10	38

Unit/BUA Table for Block BLOCK B (RESIDENTIAL BUILDING)

FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Capex Area	No. of Rooms	No. of Tenement
TYPICAL - 2, 3 & 4 FLOOR PLAN	BLOCK B TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	117.90	105.12	10	24
	BLOCK B TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	118.51	103.68	10	
	BLOCK B TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	120.01	107.82	10	
	BLOCK B TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	120.02	107.83	10	
	BLOCK B TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	120.01	107.82	10	
	BLOCK B TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	117.90	105.12	10	
	BLOCK B TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	118.51	103.68	10	
	BLOCK B TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	120.01	107.82	10	
	BLOCK B TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	120.02	107.83	10	
	BLOCK B TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	120.01	107.82	10	
	BLOCK B TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	117.90	105.12	10	
	BLOCK B TYPICAL 2nd, 3rd, 4th FLOOR	FLAT	118.51	103.68	10	
FIRST FLOOR PLAN	BLOCK B TYPICAL 1st FLOOR	FLAT	120.02	107.83	10	8
	BLOCK B TYPICAL 1st FLOOR	FLAT	120.01	107.82	10	
	BLOCK B TYPICAL 1st FLOOR	FLAT	120.02	107.83	10	
	BLOCK B TYPICAL 1st FLOOR	FLAT	120.01	107.82	10	
	BLOCK B TYPICAL 1st FLOOR	FLAT	120.02	107.83	10	
	BLOCK B TYPICAL 1st FLOOR	FLAT	120.01	107.82	10	
	BLOCK B TYPICAL 1st FLOOR	FLAT	117.90	105.12	10	
	BLOCK B TYPICAL 1st FLOOR	FLAT	118.51	103.68	10	
	BLOCK B TYPICAL 1st FLOOR	FLAT	120.01	107.82	10	
	BLOCK B TYPICAL 1st FLOOR	FLAT	120.02	107.83	10	
	BLOCK B TYPICAL 1st FLOOR	FLAT	120.01	107.82	10	
	BLOCK B TYPICAL 1st FLOOR	FLAT	117.90	105.12	10	
GROUND FLOOR PLAN	BLOCK B GROUND FLOOR	FLAT	81.14	73.16	7	6
	BLOCK B GROUND FLOOR	FLAT	120.02	107.83	10	
	BLOCK B GROUND FLOOR	FLAT	120.01	107.82	10	
	BLOCK B GROUND FLOOR	FLAT	120.02	107.83	10	
	BLOCK B GROUND FLOOR	FLAT	120.01	107.82	10	
	BLOCK B GROUND FLOOR	FLAT	120.02	107.83	10	
	BLOCK B GROUND FLOOR	FLAT	120.01	107.82	10	
	BLOCK B GROUND FLOOR	FLAT	84.29	74.67	7	
	BLOCK B GROUND FLOOR	FLAT	120.01	107.82	10	
	BLOCK B GROUND FLOOR	FLAT	120.02	107.83	10	
	BLOCK B GROUND FLOOR	FLAT	120.01	107.82	10	
	BLOCK B GROUND FLOOR	FLAT	84.29	74.67	7	
Total			4445.34	3974.07	374	38

AREA STATEMENT (B&MP)

PROJECT DETAIL	VERSION NO. 1.0.11
Authority: BBSP	VERSION DATE: 01/11/2018
Inward No: BBMP/ADDL.DIR/JD	Plot Use: Residential
NORTH/0041/19-20	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Mam)
Proposal Type: Building Permission	Plot Sub Plot No: 205