

BBMP/AddI.Dir/JD NORTH/0071/2019-20 (New)

This Modified Plan Sanctions issued subject to the following conditions

1. Modified Sanction is accorded for the Proposed Residential Apartment Building at Khatha No. 104/337/94/1, Hoodi Village, K.R.Puram Hobli, Ward No. 54, Hoodi Sub-division, Mahadevapura

Zone, Bangalore. a). Consisting of BF+GF+ 4UF (Four upper floors only). 2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any

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 nearby dumping yard.

3. Basement Floor and Surface area reserved for parking shall not be converted for any other

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 3.00mts. from the building within the premises. 11. The applicant shall provide a separate room preferably 4.30 x 3.65m 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

9. The applicant / builder is prohibited from selling the setback area / open spaces and the common

13. Permission shall be obtained from forest department for cutting trees before the commencement of 14. 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.

15. If the owner / builder contravene 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. 16. 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). 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 on the foundation and in the case of columnar structure before erection of the columns "COMMENCEMENT CERTIFICATE" shall be

19. 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.

20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority. 21. Drinking water supplied by BWSSB should not be used for the construction activity of the building. 22. 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). 23 The building shall be designed and constructed adopting the norms prescribed in National Buildi 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.

24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building. 25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.

26. 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. 27. 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. 28. The applicant shall ensure that no inconvenience is caused to the neighbors 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. 29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required 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). 30. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades. 31. Sufficient two wheeler parking shall be provided as per requirement.

32. 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. 33. 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. 34. The Builder / Contractor Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the

of the Act, Rules, Bye-Laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP. 35. 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 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 / column of the foundation, Otherwise the plan sanction deemed cancelled.

authority. They shall explain to the owner s about the risk involved in contravention of the provisions

36. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016. 37. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016. 38. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

39. The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan. 40. 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., 41. The NOC from BWSSB should be obtained and shall be submitted to this office at the time of

42. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled. <u>Special Condition as per Labour Department of Government Karnataka vide ADDENDUM</u> (Hosadaaqi Hoodike) Letter No.LD/95/LET/2013, DATED: 01-04-2013.

obtaining Occupancy Certificate

 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" 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 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

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. 3. 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.

lame of the Statutory Department	Reference No. & Date	Conditions imposed
KSPCB	CTE-318525 PCB ID: 86473, dated: 22-06-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
		CTE-318525 PCB ID: 86473, dated:

The Applicant has paid the fees vide NEFT / RTGS Transaction No. 11480186697, dated: 29-10-2020

SI No.	Particulars	:	Amount In (Rs)
1	Scrutiny Fees	:	17,388-00
2	Licence Fees	:	4,558-00
3	Ground Rent	:	2,279-00
	18% of GST		410-00
4	Betterment Charges	:	
	For Building	:	39,139-00
	For Site	:	00-0
5	Security Deposit	:	5,064-00
6	Plan copy charges	:	86,000-0
7	1% Service Charge on Labour Cess to be paid to BBMP	:	83-00
	5% Service Charge on Levy and Surcharges to be paid to BBMP		32,693
	Total		1,87,613-00
	Less already paid vide Receipt No. BBMP/33687/CH/2019-20, dated: 30-12-2019		3,668-0
	Balance to be paid – I		1,83,945-0
П	Levy and Collection of Surcharges		
<u>i)</u>	Water Supply Scheme		1,24,234-0
ii)	Ring Road (BDA)		1.24.234-0
iii)	Improving the Slums (KSCB)		62,117-0
iv)	Mass Rapid Transport System (BDA)		3.10.586-00
IV)	Total – II		6,21,171-0
	Grand Total – I & II		8,05,116-00
	Say Rs.		8,06,000-00

AREA STATEMENT (BBMP) VERSION DATE: 01/11/201 Plot Use: Residential Plot SubUse: MultiDwelling Units BBMP/Addl.Dir/JDNORTH/0071/19-20 Application Type: General Proposal Type: Building Permission Locality / Street of the property: HOODI VIIALGE, K.R.PURAM HOBLI,BANGALORE. Permissible Coverage area (60.00 %) Additional F.A.R within Ring I and II (for amalgamated plot -Allowable TDR Area (60% of Perm.FAR) Total Perm. FAR area (1.75) Balance FAR Area (0.00) **COLOR INDEX** 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 (ABCD)
Residential
MultiDwelling Units
Bldg upto 15.0 mt. Ht.
R Required Parking(Table 7a) Deductions (Area in Sq.mt.) | 3.36 | 23 | 20.16 | 3.36 | 93.50 | 23.00 Block :A (ABCD)

845.03 | 0.00 | 3.36 | 0.00 | 0.00 | 93.50 | 748.17 | 0.00 | 0.00 |

Total: 3848.88 21.57 20.16 3.36 204.27 93.50 971.60 2534.42 2534.42



OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER AYODHYA VENTURES LLP, Rep by its Partner B.G.Prasanna Krishna , # 104/337/94/1 , Hoodi Village, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE MEHBOOB BASHA, # 03, 6th Cross, 5th Main, Venkatarangapuram, , BANGALORE

Note: Earlier Plan Sanction vide LP No.Ad.Com/MDP/1152/2017-18 The Modified plans are approved in accordance with the acceptance terms and conditions laid down along with this building plan approval. Validity of this approval is two years from the date of issue.

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ightharpoonup}$ MODIFIED PLAN OF PROPOSED RESIDENTIAL APARTMENT for approval by the Commissioner (BBMP) on date: 09-10-2020 vide HOODI VILLAGE,K.R.PURAM HOBLI, WARD No.54. HOODI Ip number: BBMP/ADDL.DIR/JD NORTH/LP/0071/2020-21 subject to

SUB-DIVISION. MAHADEVAPURA ZONE, BANGALORE

> DRAWING TITLE: SITE PLAN, BASEMENT FLOOR AND **GROUND FLOOR PLAN**

> > SHEET NO: 0

Designation: Joint Director Town Planning (JDTP)
Organization: BRUHAT BANGALORE MAHANAGAR. Date : 30-Nov-2020 13: 56:25 ZONE