



BMP/ADDL.DIR/JD NORTH/LP/0027/2020-21
 This Plan Sanctions issued subject to the following conditions:

- Sanction is accorded for the Proposed Commercial (IT/BT) Building at Khata No. 290601, 611, Sy. No. 621 & 611, Nagavara Village, Kanabai Hobli, Ward No. 08, Bengaluru.
- Sanction is accorded for Commercial (IT/BT) use only. The use of the building shall not be deviated to any use.
- Basement Floor and Surface area reserved for 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, outside 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 nearest 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 K.E.R.C. (E & D) code leaving 3.00mts. from the building within the premises.
- The applicant shall provide a separate room preferably 4.20 x 3.65m in the basement, for installation of telecom equipment and also make provisions for telecom services as per Bye-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.
- 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 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.
- 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. 3.9) under sub-section (1)(a) to (6) (a).
- 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 structures erection of the columns. COMMENCEMENT CERTIFICATE shall be issued.
- Construction or reconstruction of the building should be completed before the expiry of the year 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 use or for exchanging ground water at all times having a minimum total capacity mentioned in the Bye-law 3.2(a).
- The applicant shall design and construct according to 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 earthquakes.
- 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-law 2003 shall be ensured.
- The applicant shall provide at least one person toilet 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 incurrence 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.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling/processing unit 100 kg of required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 500 sqm and above built up area for Commercial building).
- The structures with basements shall be designed for structural stability and safety to ensure 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 safety 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 get approved from the Competent Authority if necessary.
- Payment of Ground Rent for construction cannot be beyond the Two year period of plan sanction shall be made to the corporation as per bye law no. 3.8 note(i) of Building Bye-law 2003.
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- Payment of Ground Rent for construction cannot be beyond the Two year period of plan sanction shall be made to the corporation as per bye law no. 3.8 note(i) of Building Bye-law 2003.
- 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 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.
- 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 / ADDL.DIR/JD 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 structure. 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 one tree for every 240 Sqm of FAR areas as part thereof in case of Apartment / group housing / multi dwelling and redevelopment plan.
- The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/362019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 200 Sq.mts.
- If the interim order stayed in W.P.No. 14163/2020 (LB-BMP), gets vacated, the applicant shall abide to the out come of the final order of the Hon'ble High Court & also if the requisite has not been paid in full, the plan sanctioned will be cancelled which is sworn in the affidavit submitted to this office.
- 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 Karnataka vide ADDENDUM (Moadangal Hoodike) Letter No.LD/951/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 in 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.
- 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. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	KSPCB	CTE-321719 PCB ID 99261 Dated: 20-11-2020	All the conditions imposed in the letter issued by the Department.
2	SEIAA	SEIAA 88 CON 2020, Dated: 04-06-2020	Statutory Body should be adhered to.
3	BWSSB	BWSSB-NOC-2020-7-79-07131052322 Dated: 18-12-2020	

III. FEE DETAILS

The Applicant has paid the fees vide Receipt No. NEFT/RTGS Transaction No. 1207624427 dated: 22-01-2021, Receipt No. BBMP/21325/CH/20-21 for the following:

1	Scrutiny Fee (As per court order)	3,27,278-00
2	License Fee (As per court order)	32,78,786-00
3	Ground Rent including GST 18%	Court Stay
4	Betterment fee For Building	Court Stay
5	Security Deposit For Site	12,15,023-00
6	1% Service Charge on Labour Cess	Court Stay
7	Compound Wall	10,000-00
8	Plan Copy	88,000-00
9	Lake Improvement Charges to be paid to BBMP	1,87,791-00
10	Levy and collection of 5% surcharge	Court Stay
	Total	50,98,878-00
	Already paid vide receipt No. BBMP/10499/CH/2020-21 dated: 20-08-2020	1,00,000-00
	Total	49,98,878-00
11	Water Supply Scheme (BWSSB)	49,30,000-00
12	Ring Road (BDA)	Court Stay
13	Improving Slums (KSCB)	
14	Transport System (BDA)	
	Total	49,30,000-00
	Already paid vide Receipt No. BBMP/22188/CH/2019-20, Dated: 20-12-2019	
II	Labour Cess	Court Stay

IV. FEE DETAILS

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9	Lake Improvement Charges to be paid to BBMP	1,87,791-00
10	Levy and collection of 5% surcharge	Court Stay
	Total	50,98,878-00
	Already paid vide receipt No. BBMP/10499/CH/2020-21 dated: 20-08-2020	1,00,000-00
	Total	49,98,878-00
11	Water Supply Scheme (BWSSB)	49,30,000-00
12	Ring Road (BDA)	Court Stay
13	Improving Slums (KSCB)	
14	Transport System (BDA)	
	Total	49,30,000-00
	Already paid vide Receipt No. BBMP/22188/CH/2019-20, Dated: 20-12-2019	
II	Labour Cess	Court Stay

SCHEDULE OF JOINERY

BEYOND WALL	NAME	LENGTH	HEIGHT	NOSE
A/COMMERCIAL BUILDING	03	1.00	2.15	09
A/COMMERCIAL BUILDING	03	1.30	2.15	01
A/COMMERCIAL BUILDING	02	1.00	2.15	05
A/COMMERCIAL BUILDING	01	1.65	2.15	09
A/COMMERCIAL BUILDING	02	3.00	2.15	01

SCHEDULE OF JOINERY

BEYOND WALL	NAME	LENGTH	HEIGHT	NOSE
A/COMMERCIAL BUILDING	Y	1.00	2.15	09
A/COMMERCIAL BUILDING	W	1.50	2.15	30
A/COMMERCIAL BUILDING	W	1.80	2.15	24
A/COMMERCIAL BUILDING	GL	10.00	2.15	05
A/COMMERCIAL BUILDING	W	2.01	2.15	02
A/COMMERCIAL BUILDING	GL	20.00	2.15	06
A/COMMERCIAL BUILDING	GL	23.00	2.15	01
A/COMMERCIAL BUILDING	GL	24.00	2.15	02
A/COMMERCIAL BUILDING	W	4.50	2.15	03

OWNER / CPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
 KARLE NARAYAN PVT LTD RD BY DIRECTOR DHRUVA KARLE #51, Industrial Indub, Yeshwanthpur

ARCHITECT/ENGINEER /SUPERVISOR 'S' SIGNATURE
 Ganesh NHAZ, 8th main, 8th cross, S.R. Nagar, Bangalore E-428817-18

PROJECT TITLE :
 PROPOSED COMMERCIAL (OFFICE) BUILDING AT KHATHA NO.290 (601-611) NAGAVARA VILLAGE, KANABAI HOBLI,WARD NO.08, BANGALORE NORTH TALUK, BANGALORE.

DRAWING TITLE : SITE PLAN

SHEET NO. : 1

The plan is Approved in accordance with the acceptance for approval by the commissioner on date: 02/12/2020
 vide to number: 6086/AS&S/2020/02/20-21, subject to terms and conditions laid down along with the modified building plan approval.
 The 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.

Name: M MANISH
 Designation: 3RD PARTY SWRACHARMA SERVICES PVT LTD
 Date: 20-03-2021

OR CODE