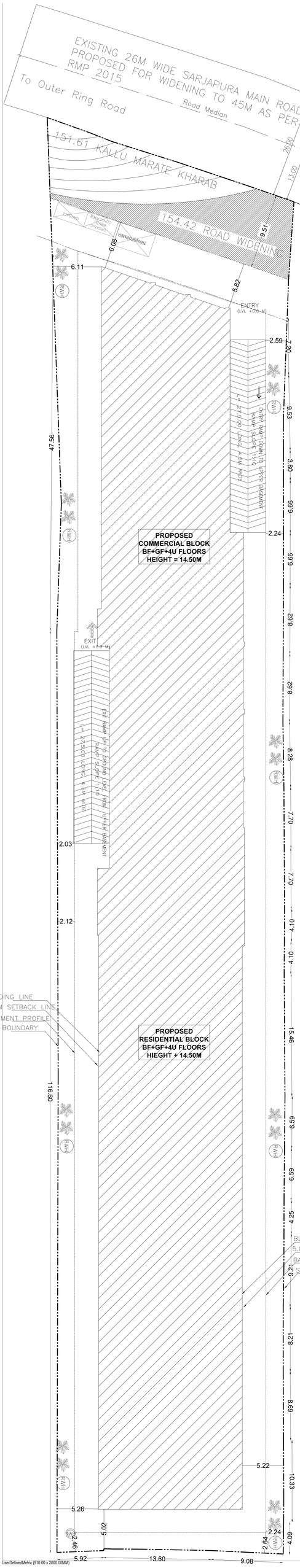

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Residential Building at SKI, SKI, SARJAPUR ROAD (DODDAKANNELI) Bangalore.
a.Residential Building consists of Ground + 4 only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.The open areas 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.Adequate drinking water and sanitary facility 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/ incidents as per the provisions of the Workmen Compensation Act.
8.The applicant shall not divert any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9.The applicant shall provide barbed wire fencing to the site before starting the process 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 equipments as per KERC norms. The Electrical wires, if any, should be properly arranged/ protected.
11.The applicant shall provide a separate room (preferably 4.00 x 3.00 m) in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 32.
12.The applicant shall maintain during construction such barricading as considered necessary to prevent entry of men & 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.Consent letter 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 number assigned by the BBMP and the name of the building 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 authority will inform the same to the concerned registered Architect / Engineers / Supervisor 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. 3.8) under sub section 7A-III (a to d).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.Occupancy certificate shall be obtained before occupying the building or part thereof as the case of columns structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20.Construction or reconstruction of the building should be completed before the expiry of the years from the date of issue of the plan and failure unto 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 applicant shall ensure that the structure shall withstand the earthquake 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 11 of Bye-law No. 32 for the buildings.
26.Provisions 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 Physically Handicapped persons. The door of the toilet should be kept open to approached through a ramp for the Physically Handicapped persons together with the stepped ends.
28.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions 24, 25, 26, 27 & 28 are duly complied with by the owner.
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 before 6.00 AM. The noise level during construction shall not exceed 75 dbs.
30.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- is a capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).
31.The applicant shall ensure that the structure is constructed with structural stability and safety to ensure not destabilization 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 neighbouring property, public roads and footpaths. Excavated earth should be properly utilized / disposed and should not be stored with 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 commercial buildings / Residential Apartments / Group Housing Development.
34.Payment of balance fees by sanction of the plan is subject to recall of B-Tax. KABISSE & 28/02/2008.
35.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the concerned 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.
36.The Builder / Contractor / Professional responsible for supervision of work shall not shift nor permit shifting of any building materials or any other obstruction on the road/ footpath even without obtaining approval of the authority. They shall subject to the owner is about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Authority.
37.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 (Housing/Amenities) Letter No. LE89SLETI2013, dated 21-04-2013

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" is mandatory before:
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 Registration of establishment and updated list of construction workers should be displayed at site and ensure the registration of establishment and workers working at construction site is 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 the Applicant / Builder / Owner / Contractor shall engage a construction worker who is not a beneficiary or 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 in the construction site, till they attain the age of fourteen years.
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.

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2 FLOOR PLAN	1.70 X 2.90 X 5 X 2	101.15	941.19
	1.70 X 3.90 X 2 X 1	13.26	
	1.70 X 5.90 X 2 X 3	57.22	
	1.70 X 1.90 X 2 X 1	6.46	
	1.70 X 2.90 X 2 X 3	29.57	
	1.70 X 2.40 X 2 X 1	8.16	
	1.70 X 2.75 X 2 X 1	9.35	
	1.70 X 2.00 X 2 X 3	20.40	
	1.70 X 3.90 X 2 X 1	13.26	
	1.70 X 1.75 X 2 X 1	5.95	
FIRST FLOOR PLAN	1.70 X 3.90 X 2 X 1	13.26	202.41
	1.70 X 5.90 X 2 X 1	20.06	
	1.10 X 3.90 X 2 X 1	8.58	
	1.70 X 2.90 X 2 X 1	9.86	
	1.70 X 1.90 X 1 X 1	3.23	
	1.70 X 3.40 X 1 X 1	5.78	
	1.70 X 2.40 X 1 X 1	4.08	
	1.00 X 2.75 X 1 X 1	2.75	
	1.70 X 2.90 X 1 X 1	4.93	
	1.70 X 1.75 X 1 X 1	2.98	
	1.00 X 2.75 X 1 X 1	2.75	
	1.70 X 3.90 X 1 X 1	6.63	
	1.70 X 1.90 X 1 X 1	3.23	
	1.70 X 3.40 X 1 X 1	5.78	
	1.70 X 2.40 X 1 X 1	4.08	
	1.00 X 2.75 X 1 X 1	2.75	
	1.70 X 2.90 X 1 X 1	4.93	
	1.70 X 1.75 X 1 X 1	2.98	
	1.10 X 3.90 X 1 X 1	4.29