

**BBMP/ADDL.DIR/JD NORTH/LP/O069/2018-19**

This Plan Sanction is issued subject to the following conditions

- 1. Sanction is accorded for the Modified Residential Apartment Building at Khata No.1582/3/9, 3/10 (NP), Thindlu Village, Yelahanka Hobli, Bangalore North Taluk, Ward No. 9, Yelahanka Zone, Bangalore.
a) Consist of 2BF+GF+14 UF (Thirteen upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floors 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, cables 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 should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / upward 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 with 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 By-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 (By-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 By-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 By-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 SI. 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 provided 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 neighbouring 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. 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.
34. 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.
35. 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.
36. The Owner / Association of 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.
37. 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.
38. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior 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.
39. 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.
41. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
42. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
43. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
44. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
45. 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 Sqm of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.

**Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadanga Hoodie) Letter No. LD/SS/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.

**II. The Applicant has paid the fees Rs. 32,54,000/- vide Online Receipt No. RE-1ms331-TP/000098 Dated: 04-06-2019 for the following:-**

Table with 2 columns: Fee Category and Amount. Includes items like Licence Fees (Rs. 22,95,129.00), Security Fee (Rs. 1,14,756.00), Ground Rent (Rs. 11,47,565.00), etc.

**III. NOC Details**

Table with 3 columns: Sl No, Name of the Statutory Department, Reference No. & Date, Conditions imposed. Lists approvals from SEIAA, KSPCB, Fire Force, Airport Authority, BSNL, BESCOM, BWSSB, and Jakkuru Flying School.

**SCHEDULE OF JOINERY:**

Table with 4 columns: Block Name, Name, Length, Height, Note. Lists joinery for Block A (RESIDENTIAL).

**SCHEDULE OF JOINERY:**

Table with 4 columns: Block Name, Name, Length, Height, Note. Lists joinery for Block A (RESIDENTIAL).

**UnBUA Table for Block A (RESIDENTIAL)**

Table with 10 columns: FLOOR, Name, UxBUA Type, UxBUA Area, Carpet Area, No. of Rooms, No. of Tenement. Lists floor details for FIRST FLOOR PLAN and TYPICAL 2-14 FLOOR PLAN.

AREA STATEMENT (BBMP) and PROJECT DETAIL table. Includes project name, location, area details, and coverage check.

Block USE/SUBUSE Details table. Lists block name, use, and other details for Block A (RESIDENTIAL).

Required Parking (Table 7a) table. Lists vehicle type, number, and area for various vehicle categories.

Parking Check (Table 7b) table. Lists vehicle type, number, and area for various vehicle categories.

Block A (RESIDENTIAL) table. Lists floor name, gross area, and other details for various floors.

Table with 10 columns: Floor Name, Gross Area, Deductions, Total Area, etc. Provides detailed area breakdown for Block A (RESIDENTIAL).

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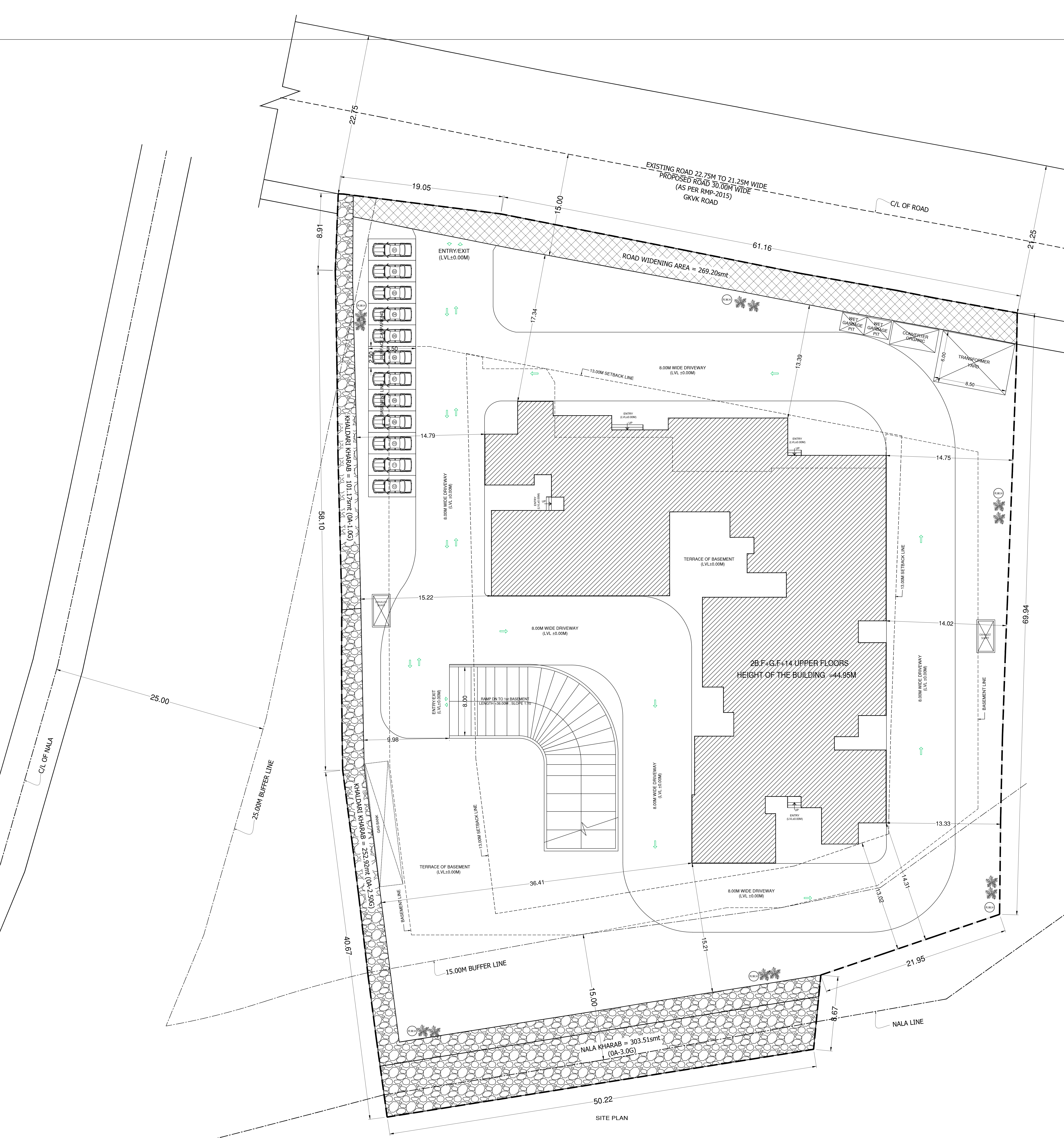
Table with 10 columns: Block Name, Gross Area, Deductions, Total Area, etc. Provides detailed area breakdown for Block A (RESIDENTIAL).

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The plans are Approved in accordance with the acceptance for approval by the commissioner on date 22.09.2019 vide p/number: BBMP/ADDL.DIR/JD NORTH/0069/18-19 subject to terms and conditions laid down in this modified building plan approval. Validity of this approval is for a period of 18 months from the date of issue of this approval.

OWNER / G.P.A. HOLDER'S SIGNATURE: M.NANJAPPA KOTHERS. ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE: N.GANESH. PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO.1582/3/9 & 3/10(NP), THINDLU VILLAGE, YELAHANKA HOBLI, WARD NO.9, BANGALORE NORTH TALUK.