



BBMP/ADDL.DIR/JD NORTH/LP/0001/2019-20

This Plan Sanction is issued subject to the following conditions

- 1. Modified Sanction is accorded for the Residential Apartment Building at Property Khata No. 365/5y/136, 141, 142, 143 & 145/5, Hoodi village, K R Puram Hobli, Bengaluru East Taluk, ward no.82, Mahadevapura zone, Bangalore.
2. Modified Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Basement Floor 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 lines to be paid to BWS&B 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 it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction 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.
9. The applicant / builder is prohibited from leaving the setback area / open spaces and the common facility areas, which are 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. (E&D) code leaving 3.00 mts. from the building 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 bye-law No. 25.
12. The applicant shall maintain construction site barricading as considered necessary to prevent dust, debris & other materials entering the safety of people & structures etc. & 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. Licensed and approved plants shall be posted in a conspicuous place of the 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, written 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. 3.0) under sub-section IV-(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 column 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. The contractor supplied by BWS&B 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 No.2(a).
24. The building shall be designed and constructed 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 earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 26.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye-law No.51) of Building bye-laws 2005 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 bye-law No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in force, the authority will inform the same to the registered architect / engineer / PM and shall not resume the work earlier than 7:00 AM to avoid hindrance during late hours and early mornings.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit and a 3 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 buildings).
31. 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 side 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 the registration of the professional in the same is reported for the third time.
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 structures which shall be got approved from the Competent Authority if necessary.
34. The owner/Association of highrise building shall obtain clearance certificate from fire 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 commissioner and shall get the renewal of the permission issued once in two years.
35. The owner / Association of highrise building shall get inspected by empanelled agencies of the fire force department to ensure that the fire-fighting installations are in good and workable condition and that to effect shall be submitted to the commissioner in the first instance, written in the second instance and cancel the registration of the professional if the same is repeated for the third time.
36. The owner / Association of highrise building obtain clearance certificate from the electrical inspectorate every two years with due inspection by the department regarding working condition of electrical installations etc. the certificate should be produced to the commissioner and shall get the renewal of the permission issued once in two years.
37. The owner/ Association of the highrise building shall construct two muck-trails in the building on both the east and another during the two years period and ensure that the muck-trails are maintained as per bye-law no. 3.8 (n)(vi) of Building Bye-law-2005.
38. Payment of Ground Rent for construction carried out beyond the two years period shall be made to the corporation as per bye-law no. 3.8 (n)(vi) of Building Bye-law-2005.
39. If the owner/Builder contravenes the provisions of building bye-laws and rules in force, the authority will inform the same to the registered architect / engineer / supervisor in the first instance, written in the second instance and cancel the registration of the professional if the same is repeated for the third time.
40. 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.

- 41. 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 / columns of the foundation. Otherwise the plan sanction deemed cancelled.
42. The owner / Developer should submit BWS&B, BESCOM and KSPCB NOC before the issue of Commencement Certificate.
43. 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 (Hosasaajji Hoodli) Letter No. LD/95LET/2913, 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 firm.
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'

Block USE/USE Details

Table with columns: Block Name, Block Solution, Block Structure, Block Use/Use Details. Includes details for 'Block USE/USE Details' and 'Block USE/USE Details'.

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UHBIA Tare Bridge (A) EAST TOWER RESIDENTIAL BUILDING

Table with columns: FLOOR, Name, AREA Type, AREA Area, Carpet Area, No. of Units, No. of Tenement. Lists floor areas and unit counts for the residential building.

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OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: R VARALAKSHMI AND OTHERS (KHATA) MS GODREJ HOUSING PROJECTS LLP REPRESENTED BY UDAY BHASKAR AUTHORIZED SIGNATORY MOHAMMED SAMULLA

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE SHASHIDHARAN R BCCBL-3.2.3/E-1085/92-93

PROJECT TITLE: PROPOSED MODIFIED RESIDENTIAL DEVELOPMENT AT KHATA NO.365, SY NO 136, 141, 152, 164 & 165, HOODI VILLAGE, K R PURAM HOBBI, WARD NO. 82, BANGALORE.

DRAWING TITLE: SITE PLAN SHEET NO: 1

Note: Earlier Plan Sanction Vide LP No BBMP/Addl.Dir/JD NORTH/0258/16-17 dated: 30-06-2017 is deemed cancelled. The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date: 03-07-2019. vide lp number :BBMP/Addl.Dir/JD NORTH/0001/19-20 subject to terms and conditions laid down along with this modified building plan approval. Validity of this approval is two years from the date of issue.

Scale: 1:500

North Arrow

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