

ವಿಭಿತಿ ಸಿಮಿಲಾಕ್ಯಾಯ



ಕೆರಳು ನಮಾಫ್‌ನಿ ಖಾತೆ

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

BB-77 / 1066 - 125 / 3100000 / LG / 0046 / 2016 - 17

Building-1 $\Rightarrow$ wing-A, C, D & E: 2BF+6UF+1QUF

$$\text{comb. B: } 203 + 60F + 170F$$

Building-2 $\Rightarrow$ wing F: $2BF + 6F + 12CF$

Young: G. H. S. H. L. 4 H. 2 BF +

ಸಹಿ ಮಜಕೂರ್ ಥಿಗ್ಗರೆ ಮುಕ್ತಾಯವಾದ ವಿಷಯ ನೇ ದಿವಿಜನ್‌ಮಾಂದೇವೆ ಪ್ರಿರ ಸಿಗುಪೇ

ಬಾಗಲಕೋಟೆ ಸ್ಟ್ರ. ಕೆ. ಎಲ್. ರಾಜ್ ಮೆಮ್. ಇತಿರೆನಿ ರೆವಿರೆ ಪ್ರವಾದಗಿ

ನಂಬರು ಪುನೆಗೆ ಮಾಲಿಕೆ / ವಾಸರಾಧಿ: ಪಿ.ವಿ.ದಾರ್ಲಿಂಗ್ ಮು. ರೋಡ್ ನಲ್ಲಿ

ಕಿವಿರಿ ಪಿರಿವಾಗಿ ಪಾಲುಹಾರಿದ ಕೃ. ಸುಧಾನ್ ಕುಗಲ್ ಚಿರದ ಲುಪ್ತ

ಇಲ್ಲಿ ಪಂಚ: 43. ಕೆ.ವಿ.ಸಂ-47/2, 48/1ಎ, 48/4ಬ, 48/3, 48/6, 48/1ಎ
 ಈ ಪಂಚರವರ ಕಟ್ಟಡ ಕಟ್ಟಬೇಕೆಂಬ ವಿಷಯ

48/ಕ. ವಾಹಾ.ನಂ- ೩೬. ಕ್ಷಾಲ ಸಿನೆ ಹೆಣ್ಣಿ ವಿಲ್ಡ್ ಹೈರ ಮ್ಯಾಪ್ಲಿ ಉತವಿಲ್ಲಾ

ಪ್ರಾಚೀನವಾದುದರಿಂದ ವೆಲಯದ ಕೆರೆ, ಪುರಂ ಹೋಬಳಿ, ಪಾಕೇಶ್ವರ.

ಕುರಿತು ಬರೆದುದಕ್ಕಿಂತ ತಾರೀಖು ೦೪-೦೬-೨೦೧೭ ನಲ್ಲಿ ಕೊಟ್ಟ ಅರ್ಜಿ
ನಂ. ೩೮೫೯೨ ಸೇರಿಸಿ ಸಿದ್ಧಪಡಿಸಿ ಮುಂಬಾಗಿಲಿನಿಂದ ನೀಡಲು ೨೦-೧೩-೨೦೧೭ ರಂದು.

ಮಾನ್ಯರಾದ ಸದಸ್ಯರೇ, ನೆರವು ಕೊಡುವುದು ಎಷ್ಟೆಂದು ಹೇಳಿ ನ-3/2/2022ಯಲ್ಲಿ

ಇದರಲ್ಲಿರುವ ಕೆಲವು ರೀತಿಯ ಮಾನ್ಯ ಡಿ.ಇ.ಎಂ. 331-TP/0005708-7/17/17 ರಿಂದ ಈ ಪ್ರಕಾರದ ಪೂರೈಕೆ ಮಾಡಲಾಗಿದೆ. 11.11.2017

0478425361 @ ಅಭಿವೃದ್ಧಿ ಮತ್ತು ಪರಿವರ್ತನಾ ಮತ್ತು ಸಾಮಾಜಿಕ ಕಲ್ಯಾಣ ಇಲಾಖೆ, 157609471 @ ಅಭಿವೃದ್ಧಿ ಮತ್ತು ಪರಿವರ್ತನಾ ಮತ್ತು ಸಾಮಾಜಿಕ ಕಲ್ಯಾಣ ಇಲಾಖೆ, 24855371 @ ಅಭಿವೃದ್ಧಿ ಮತ್ತು ಪರಿವರ್ತನಾ ಮತ್ತು ಸಾಮಾಜಿಕ ಕಲ್ಯಾಣ ಇಲಾಖೆ

[illegible]

೧೫. ೧೦% ರವರೆಗೆ ಕುಟುಂಬ ನಿಧಿಯಾದ ಏಲೆಗೆ ಸಾರಾಜಿವಾಗಿ ವ್ಯವಸ್ಥಾಪಿಸುವ ಸಲಹೆ

ಈ 263121 ನಲ್ಲಿ ಇದರ ಹಿಂಭಾಗದಲ್ಲಿ ಅಡಕ್ಕವಾರಿಯವರ ಪರತ್ವಗಳನ್ನು ಗಮನಿಸಿ ಅದಕ್ಕೆ ಬಳಪಟ್ಟಿರುವ ಸಾಕ್ಷಿಗಳನ್ನು ಹಾಗೂ ಇದರಲ್ಲಿರುವ ಸಾಕ್ಷಿಗಳನ್ನು ಗಮನಿಸಿರುವುದಾಗಿ ಕಂಡುಬಂದಿದೆ.

ಸನೇದುಕೊಳ್ಳಬಹುದು. ಅವುಗಳಲ್ಲಿ ಯಾವುದೇ ಒಂದು ಪರಿಹಾರವನ್ನು ಉಲ್ಲಂಘಿಸುವುದಾಗಲಿ ಕಂಡುಬಂದರೆ, ೨೫ನೇ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಆಕ್ಟಿನ 462ನೇ ನಿಬಂಧನೆಯ ಮೇಲೆ ಕ್ರಮ ಜರುಗಿಸಲಾಗುವುದು.

ಬಿ.ಹೆಚ್. ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಅಂಚೆ 402ನೇ ನಂಬರ್‌ನ ಮೇಲೆ ಕ್ರಮ ಬಹುಗುಣಿತವಾಗಿದೆ.

ರವಿಶಿ ಹಿಜರಿಗಿರು-26048990/ಗೃಹ NEFT ಯುಎನ್ ಎಂ-ಎಸ್ 12/84
 2022/09/06 10:36/2017

00027602, RECIPIT NO- 40/44366/2017,
 A- 06/12/2017 ರಿಂದ ಆರಂಭವಾಗಿದೆ.

ತಾರೀಖು ೦೧ ನೇ ೦೨

.....ಮಾಹಿ 2018 ಇಸವಿ

Joint Director of Town Planning (North)
Bruhat Bangalore Mahanagara Palike

ಬಹುತ್ಯಾಸಿಂಗ್ ಬಾಬು ಸುಪರಿಮನಗರ ಪಾಠಶಾಲೆ

10/2/82

BBMP/Addl.Dir/JD NORTH/LP/0046/2016-17

[This Plan Sanction is issued subject to the following conditions:-

1. Sanction is accorded for the Proposed construction of Residential Apartment Building
 - a) Construction of Building – 1, Wing A, C, D & E 2BF+GF+19, wing –B, 2BF+G+17 UF, Building – 2, Wing – F & I, 2BF+G+18 UF, Wing-G, H, J, K, L & M 2BF+GF+19UF (876 + 124 EWS Totally 1000 Units).
2. Sanction is accorded for **Residential** use only. The use of the building shall not be deviated to any other use.
3. 2Basement Floor area, Ground Floor area and Surface area 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. 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.
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 within 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 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 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 (Bye-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 shall 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 obtain Occupancy Certificate.
21. The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

**Joint Director of Town Planning (North)
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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 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 Bye-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 Sl. 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 to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 3500 K.g, 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).
31. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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
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 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.
35. 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.
36. 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 Corporation and shall get the renewal of the permission issued that once in Two years.
37. The Owner / Association of the 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.
38. Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.

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39. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the 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.
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. BWSSB NOC should be submitted to the before obtaining of Occupancy Certificate.
42. Modified KSPCB Noc should be submitted before issue of Commencement Certificate.
43. All other conditions laid down by Bangalore Development Authority while approving the Development Plan vide No.BDA/TPM/DLP-34/2015-16/1340/2017-18, dated: 17-10-2017 for the project should be strictly adhered to.
44. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled
45. In case of any false information, misrepresentation of facts, with regard to Revenue documents while approval of DP and approval plan, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
(HosadaaggiHoodike) Letter No. LD/95/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 school 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.


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II.NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC(1)493/2015, Dated. 06-02-2018 Docket No.KSFES/NOC/799/2017	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	JAKK/SOUTH/B/090716/170541, dated: 07-09-2016	
3	SEIAA	SEIAA/184/CON/2015, dated: 26-04-2017	
4	BSNL	AGM(TP)/S-36/Vol-38/2015-16/11, Dated @ dated: 06-07-2015.	
5	KSPCB	PCB/266/CNP/15/H-495, dated: 22-08-2017	
6	BWSSB	BWSSB/EIC/CE(M)/ACE(M)-III/DCE(M)-I/TA(M)-III/13812/2015-16, Dated. 10-02-2016	
7	BESCOM	ಮೂ(ಪಿ)/ಬೆಂಗಳೂರು/ಅಇ/ಸಕಾಇ-4/ಕ-148/928-31, ದಿನಾಂಕ: 20-05-2016	

III. The Applicant has paid the fees vide Receipt No: RE-ifms 331-TP/000021,dated: 14-10-2015 for the following:-

1. Licence Fees	:	78,42,536-00
2. Ground Rent	:	1,57,60,947-00
3. Betterment Charges	:	-
a) For Site	:	-
b) Building	:	3,48,557-00
4. Security Deposit	:	1,74,27,857-00
5. Plan copy charges	:	3,44,000-00
6. Add 1% for Administrative charges	:	-
Towards labourCess	:	2,63,121-00
TOTAL	:	4,20,12,018-00
Round off	:	482-00
SAY Rs.	:	4,20,12,500-00

1. Labour Cess : Rs. 2,60,48,990/- Paid vide UTR No. AXSK173400027602
Dated: 06-12-2017.

ಸಕ್ಷಮವಾಗಿರುವುದನ್ನು ಮಾನ್ಯ ಅಧ್ಯಕ್ಷರ ಅಧೀನದ ದಿನಾಂಕ: 18/11/2017
ಮೇರೆಗೆ: 1. ಜಿ.ಎ.ಸಿ.ಸಿ.ಸಿ. (ಅ)/(ಬಿ) ಎಲ್.ಎ. ಸಂಖ್ಯೆ: 046/2016-17
ದಿನಾಂಕ: 09/02/2018ಕ್ಕೆ ಸಕ್ಷಮವಾಗಿರುವುದನ್ನು ನಿರ್ದಿಷ್ಟಪಡಿಸಿರುವ
ಪತ್ರಕ್ಕೆ ಒಳಪಟ್ಟು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 09/02/2018
ರಿಂದ: 08/02/2020 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ಸಿಗರ ಯೋಜನೆ-ಉತ್ತರ)

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

4/9/2018

4/9/2018

4/9/2018

