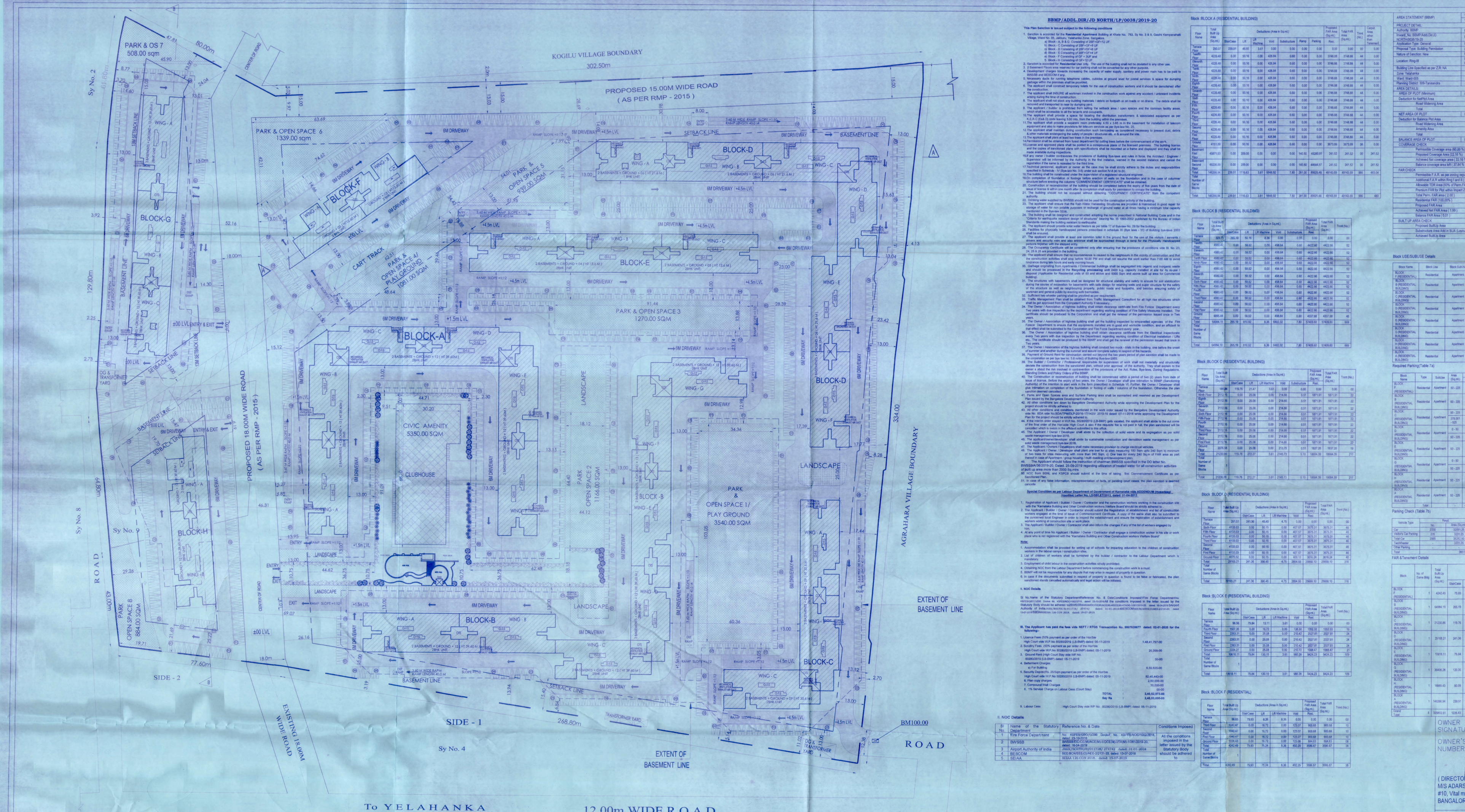

SITE PLAN

SURFACE CAR PARKING = 1055 CARS

BBMP/ADDL.DIR/JD NORTH/LP/0038/2019-20

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the **Residential Apartment** Building at Khata No. 783, Sy No. 3 & 9, Gasthi Kempanahalli Village, Ward No. 05, Jakkuru, Yelahanka Zone, Bangalore.
   a) Block - A, B & D, Consisting of 2BF+GF+12 UF
   b) Block - C Consisting of 2BF+GF+9 UF
   c) Block - E Consisting of 2BF+GF+14 UF
   d) Block - G Consisting of 2BF+GF+14 UF
   e) Block - F Consisting of GF + 3UF and
   f) Block - H Consisting of GF+11 UF.
2. Sanction is accorded for **Residential** Use only. The use of the building shall not be deviated to any other use.
3. Development charges towards water supply/sewerage facilities for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power mains 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 completion of work.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen 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. Violation of this condition will invite cancellation of sanction.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E&S D) code bearing 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 Byelaw No. 25.
12. Provision shall be made for disposal of construction debris within the premises as per the direction of the competent authority. Further, the applicant shall not allow the removal of earth / debris / structural etc., on & 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. Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building licence and the copies of sanctioned plans with specifications shall be mounted in a frame and displayed and they shall be made available during inspections.
16. The owner / developer shall comply with the provisions of Building Byelaws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority for 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. 33) under sub section 9(4) (e) (c).
18. The owner shall get the foundation of building inspected by the concerned Junior 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. A 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 kept in working condition & 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 absence of any specification in the National Building Code, the Indian Standard Model Bye Laws Vol. 2 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 Byelaw No. 29 (b) for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye law - 31) of Building Bye-laws 2003 shall be ensured.
27. The owner / developer shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security room and also entrance shall be accessible 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. Permission to use the premises for residential purpose is created to the neighbours in the vicinity of construction and that no construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid nuisance 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 processed in the **Recycling processing unit** 2400 k.g. capacity installed at site for its re-use / disposal purpose for Residential units of 50 and above and 5000 kgs and above built up area for Commercial building.
31. The structures with basements shall be designed for structural stability and safety to ensure fit and satisfaction 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 workmen and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. The Owner / Association of Highrise building shall obtain Fire Safety Management Consultant for all high rise structures which shall be get 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 BBMP and shall get the renewal of the permission issued that once in Two years.
37. The Owner / Association of the highrise building shall conduct fire mock drills in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
38. 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 (a) note) of Building Bye-law-2003
39. The Owner / Developer shall not make any additions or alterations to the building plans of which shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner a deed the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Sliding Orders and Policy Orders of the BBMP.
40. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issuance of the plan and if not so done, shall be deemed that the Owner / Developer shall give intimation to BBMP (Bangalore 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 or walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
41. Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
42. All other conditions not given by Bangalore Development Authority while approving the Development Plan for the layout shall be complied with.
43. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority vide No. BDA vide No.BDA/PMEC/P-2015-1714/20/ 2019-10 dated: 07-11-2019 while approving the Development Plan for the project should be strictly adhered to.
44. If the interior order issued in WP.No. 5029/2019 (LB-BMP) gets vacated, the applicant shall abide to the out come of the order in WP.No. 5029/2019 (LB-BMP) and if the order in the writ petition is not in favour of the applicant the entire construction which is exists in the affected submitted as this affidavit.
45. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
46. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per the notification issued by MoEF&CC.
47. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
48. The Applicant / Owner / Developer shall plant one tree for ev ery atleast measuring 150 Sqm upto 240 Sqm to minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit development plan.
49. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities in the project to save the BWSSB water.
50. NOC from BWSSB and KSPCB should submit at the time of taking first Commencement Certificate as per Sanctioned Plan.
51. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelle

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Amended) - Identified Letter No. LD/SEL/ET/2013, dated: 21-04-2017.

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 working at the site to the concerned Labour Department office and also to the BBMP office and get endorsed by the concerned Labour 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 the establishment.
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. Violation of any of the Deed of Declaration submitted while 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.

I. NOC Details

Sl No.Name of the Statutory DepartmentReference No. & DateConditions IMposedTitle Force Departmentno-KSFES/NOC/1/2020 Online No. KSFES/NOC/1/2019 dated: 05-10-2019 All the conditions imposed in the letter issued by the Statutory Body should be adhered toBWSSBBWSSB/NOC/SD/SD/SD