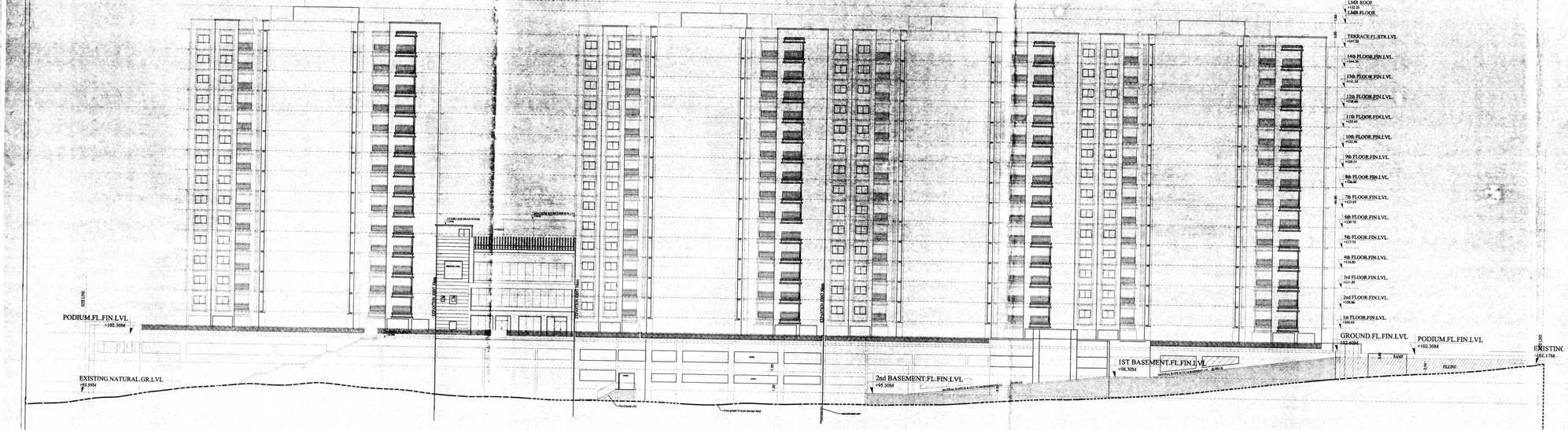

ELEVATION

PRJ / 7581 / 2022-23

LP NO.BBMP/Addl. Dir/JD SOUTH / 0045 / 2018 - 19

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence

Conditions:

1. Modified Sanction is accorded for the Residential Apartment On Khata No. 1/2/3/7/3, 7/5, 7/10/7/4/7/2/7/6, Manavarthe Kaval Village, Uttarahalli Hobli, Ward No. 198, Rajarajeshwaranagar Zone, Bengaluru.
   a) Construction of Building – 1, Tower – 1, 2, 3, 4, 5, 6 & 7 Consisting of BF+GF+14 UF
   b) Construction of Utility Consisting of GF+3 UF
   c) Building – 2, Tower – 8, 9 & 10 Consisting of 2 BF + GF+14 UF
   d) Building – 3, Tower – 13, 14 and 15 Consisting of BF+GF+14 UF
2. Modified Sanction is accorded for Residential use only. The use of the building shall not be deviated to any use.
3. Two Basement Floor area, Building-1 & 3 Ground floor Area & Surface area reserved for parking shall not be converted for any other purpose.
4. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
5. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
6. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
7. 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.
8. The applicant / builder is prohibited from setting the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
9. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ifs & D) code leaving 3.00mts. from the building within the premises.
10. The applicant shall provide a separate room preferably 4.50 x 3.65m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
11. 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.
12. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
13. 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.
14. If 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.
15. 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 (9 & 10) of u/s 14.).
16. The building shall be constructed under the supervision of a registered structural engineer.
17. On completion of foundation or footings before erection of walls on the foundations and in the case of columnar structure before erection of the column "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
18. 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.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. 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).
21. 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.
22. The applicant should provide solar water heaters as per code 13 of Bye-law No. 29 for the building.
23. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
24. The applicant shall provide at least one common toilet at 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.
25. 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.
26. The applicant shall assure that no inconvenience is caused to the neighbors 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.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Bio gas / composting unit of required capacity installed within the premises (Applicable for Residential units of 50 and above and 5000 sqm and above built up area for Commercial building).
28. 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 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.
29. Sufficient two wheeler parking shall be provided as per requirement.
30. 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.
31. The Owner / Association of the high-rise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
32. The Builder / Contractor / Professional associate responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval from the Authority. They shall be liable to the owners alone for risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
33. 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 thereof cancelled.
34. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BW/SSB/A/06/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts
35. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management Bye-law 2016.
36. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
37. The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development planned at least Two Trees for single unit.
38. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018
39. The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan
40. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act – 2020.
41. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
42. The applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments
43. BBMP will not be responsible for any dispute that may arise in respect of property in question.
44. 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.
45. The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above
46. The earlier sanctioned Plan vide LP No.BBMP/Addl. Dir/JD SOUTH /0045/ 2018-19, dated: 24 - 04- 2019 and Building Licence stands cancelled automatically.
47. All the conditions laid down by Bangalore Development Authority while approving the Modified Development Plan Vide No. BDA/TP/MODLP-NA/2014-15/49/2022-23, Dated: 26 - 09 - 2022 for the project should be strictly adhered to.
48. The Modified NOC from Fire Force Department, SEIAA and KSPCB should be submitted before obtaining the Occupancy Certificate.
49. In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government Karnataka vide ADDENDUM (ಕರ್ನಾಟಕ ಕಟ್ಟಡ ಕಾರ್ಮಿಕ ಕಲ್ಯಾಣ ಮಂಡಳಿ) 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 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. NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	Fire Force Department	No: GBC (1) / 256 / 2015, Docket No. KSFES / NOC / 726 / 2017, dated: 28 -02 - 2018	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2)	Airport Authority of India	AAI / BIA / ATM / NOC / BANG / SOUTH / B-1002613 / 16405 / 1379 - 83, dated: 05 - 11 - 2018	
3)	BSNL	BE / SAN / BG / 5 - 11 / VER. XIV / 10, dated: 27 - 09 - 2013	
4)	BESCOM	CEE / BMASZ / SEE (O) / AEE - 2 / 23-24 / 6821 - 23 dated: 29 - 12 - 2022.	
5)	SEIAA	SEIAA / 112 / CON / 2015 dated: 04 - 01 - 2019	
6)	KSPCB	CTE - 313161 PCB ID:78319 dated: 13 - 09 - 2019	
7)	BWSSB	BWSSB / EIC / CR(M) / ACE(M-III / DCE(M)-1 / TA:M-III / 1641 / 2018 - 19, dated: 15 - 09 - 2018	
8)	HAL	ASC / CM / AO(-1)1 / HAL - BG - 48-19 / 198 / 2020 dated: 29 - 02 - 2020	

III. The Applicant has paid the fee vide Receipt No. RE - ifms 624 - TP / 000063, Dated: 25-01-2023 for the following:-

1.	Security Deposit	:	12,19,544.00
2.	Betterment Charges		
	For Building	:	43,909.00
3.	Building License Fee & Scrutiny Charges	:	11,20,157.00
4.	Ground Rent & GST Charges 18%	:	6,47,579.00
5.	Plan copy charges	:	1,54,800.00
6.	1% Service Charge on Labour Cess to be paid to BBMP	:	3,41,311.00
7.	Roosting Off	:	500.00
	TOTAL	:	37,28,000.00

8. Labour Cess :

The Applicant has paid Rs. 12,04,000/- Vide Receipt No. HO/8562/2022, RTGS UTR No. KKBK23024347565S,-dated: 24 - 01 - 2023

SCHEDULE OF OPENINGS:

DOORS :	WINDOWS :
ED = 1.50 X 2.10	WT = 1.80 X 1.50
D = 1.10 X 2.10	V = 0.60 X 0.60
D1 = 0.90 X 2.10	
D2 = 0.75 X 2.10	
SD1 = 1.80 X 2.10	

ಮಾನ್ಯ ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ ಮಾನ್ಯ ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ

OWNER SIGNATURE :

IRFAN RAZACK
(GPA HOLDER)
FOR M/S PRESTIGE ESTATE PROJECTS LTD.
M.S.SUDHARANI (KHATA HOLDER)
#19, PRESTIGE FALCON TOWER, BRUNTON ROAD, BANGALORE.

ARCHITECTS SIGNATURE :

SHASHIDHARA. N R
BCC/BL/3.2.3/E-1085/92-93

PROJECT TITLE :

PROPOSED MODIFIED RESIDENTIAL APARTMENT ON KHATA No. 1/2/3/7/3, 7/5, 7/10/7/4/7/2/7/6, MANAVARTHE KAVAL VILLAGE, UTTARAHALLI HOBLI, WARD NO. 198, RAJARAJESHWARINAGAR ZONE, BENGALURU SOUTH TALUK, BENGALURU.

DRAWING TITLE :

BUILDING - 01, 02 & 03

ELEVATION

SHEET NO :-	SCALE :-	ORIENTATION :
15 OF 15	1:150	N

MODIFIED SANCTION DRAWING

ARCHITECT:

Venkataran anan Associates
ARCHITECTURE · URBAN DESIGN
102 , D'SHAUGHNESSY ROAD, LANGFORD GARDENS, BANGALORE- 560 025