

BBMF / add. Inv. / 25 South / Lf 0366 / 17-18
BMZLAPP / Singall Residential Plan NO.3 / 2015-16



ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಸರ್ವೆ ಸಂಖ್ಯೆ ೨೭೭

No. A 59205

ಬಿಬಿ ಮಜಕೂರ್ ವಾರ್ಷಿಕ ಸಂಖ್ಯೆ 160 ನೇ ಇವುಗಳಿಂದ ರೂಪುಗೊಳ್ಳುತ್ತದೆ. ^{ನೇ}ನೇ

[illegible]

ಕಿರುತು ಬರಮಕೊಂಡ ತಾರೀಖು 13-3-2018 ನಲ್ಲಿ ಕೊಟ್ಟ ಅರ್ಜಿ
ನಲ್ಲಿ ಮೊದಲನೆಯದನ್ನು ಮುನ್ಸೂಚನೆ ಕೆಳಗೆ ದಿನಾಂಕ 25-9-2018 ರಂದು
ಮುನ್ಸೂಚಿಸಿದ್ದು, ಸರಕಿ ನಕ್ಷೆಯ ಕ್ರಿಯೆಯು 02 ವರ್ಷಗಳು ಮುಕ್ತ ರಿಮಾಂಡ್
ಜಾರಿಯಾಗಿದೆ. 25-3-2021 ರಂದು ಉತ್ತರಿಸುತ್ತವೆ ಈ ಕೆಳಗೆ ಕೆಳಗೆ ಸಂಖ್ಯೆ: RE
IPMS. 624-TP/1000022 ದಿನಾಂಕ 29-5-2019 ರಂದು ಬಳಸಿಕೊಳ್ಳುತ್ತಾ, ಮುನ್ಸೂಚನೆ
143292=00 ನಿರ್ವಹಿಸುತ್ತಾ 615120=00. ಭರ್ತಗಾರ್ತಿ 6569324. ನಕ್ಷೆಯ ಮರು
137600, ಭ. ಸಂಖ್ಯೆ. 10,000=00. ಲೆಕ್ಕಿಸುತ್ತಾ 2998027. ಮ. ಮುನ್ಸೂಚನೆ 142042=00
ಲೆಕ್ಕಿಸುತ್ತಾ 119444. ಕೆಳಗೆ ಕೆಳಗೆ ಕೆಳಗೆ 768900=00 (R0000 246) ಮುನ್ಸೂಚನೆ 1150400
ಮೂಲಕ :- ಇದರ ಮುಖಾಂತರ ಅಧಿಕಾರಿಗಳಿಂದ ಪರಿಶೀಲಿಸುವ ಗಮನಿಸಿ ಅದಕ್ಕೆ ಪ್ರತಿಕ್ರಿಯೆ

ಮೊಟನೆ :- ಇದರ ಒಂಭಾಗದಲ್ಲಿ ಅಡಕವಾಗಿರುವ ಪರತ್ತುಗಳನ್ನು ಗಮನಿಸಿ ಅವಕ್ಕೆ ಪ್ರತಿಜ್ಞೆ ನಡೆದುಕೊಳ್ಳಬೇಕು. ಅವುಗಳಲ್ಲಿ ಯಾವುದೇ ಒಂದು ಪರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿರುವುದಾಗಿ ಕಂಡುಬಂದರೆ, ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಆಕ್ಟಿನ 462ನೇ ನಿಬಂಧನೆ ಮೇಲೆ ಕ್ರಮ ಜರುಗಿಸಲಾಗುವುದು.

(ಬಹು. ಪ್ರಾ. :- ಬಿಡು ಕಾಲ ಕೊಡಿಸ್ತಾಯಿ ಲಕ್ಷ ನಾಳು ಶಾಂತ)

ಕ್ರಿಯಾತ್ ಮಂಡಳಿಯ ಕಡತ ಸಂಖ್ಯೆ : Ho/19589/2019 ರಿವೌಟ್ ಡಿ-5-2019
 ರೂ. 11826000.00 ಗಳನ್ನು ಮಂಡಳಿಗೆ ಕ್ರಮಿಸಬೇಕು

કારિગર.....૩૬..... ફી ૦૪

ಸುನಂದ್ರೆ..... ಮಾಹೆ 20 / 9 ಇಸವಿ

04-07-2008

ಇದೇ ಮೊದಲಿನಿಂದಲೂ ಮಹಾನ್ ಗಾಂಧಿ

I Conditions:

- 1) Sanction is accorded for the proposed Residential Apartment Use Only
 - a) Construction of Block- B&C 2BF+GF+ 21 UF (Twenty One upper floors) only
 - b) Construction of Block -D Club House GF+4UF (Four Upper Floor) Only
- 2) Sanction is accorded for **Residential use** only. The use of the building shall not be deviated to any other use.
- 3) 2 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 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 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 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 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 after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- 20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.

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- 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 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 06.00 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** required capacity installed at site for its re-use / disposal in consultation with BBMP Zonal Health Officer.
- 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) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / KSPCB should be taken wherever applicable.
- 33) Sufficient two wheeler parking shall be provided as per requirement.
- 34) 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.
- 35) The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection 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.
- 36) The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire 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.
- 37) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
- 38) 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.

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- 39) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
- 40) All other conditions laid down by BMICAPA/Single Residential Plan No 03/15-16 / Single Residential plot layout Plan 03/15-16 Dt: 28-06-2019 & Commencement certificate issued by BMICAPA
- 41) As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect/ Engineer / Supervisor the validity of every registration so granted for the above categories by the authority shall be for a period of five years and renewable thereafter for every five years unless the same is cancelled by the authority. The application for renewal shall made to the authority one month before the date of expiry of the registration. If any owner/builder contravenes the same to the registered Architect/ Engineer / Supervisor in the first instance, warn in the second instance and cancel the registration if the same repeated for the third time.
- 42) As per Building Bye-law 2003 Schedule IV 8 (i) the Architect/ Engineer / Supervisor shall not materially and structurally deviate from the sanctioned plan, without previous approval of authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, and Bye-laws, Zoning Regulation, Standing orders and policy orders of the corporation.
- 43) The applicant based on the fees endorsement went to High Court Regarding fee for ground rent and GST abide as per the coming decision of Hon'ble court with WP No 1064-1065/2019 Dt: 21-01-2019

Special Condition as per Labour Department of Government of Karnataka vide

ADDENDUM (ಹೊಸದಾಗಿ ಹೂಡಿಕೆ) ಪತ್ರ ಸಂಖ್ಯೆ: 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.

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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) / 76/2014 dt: 31-07-2018	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	AAI/ KIA / ATM / NOC / 3563-66 dt: 24-08-2015	
3	BWSSB	BWSSB / EIC / CE (M)/ ACE (M)-III / DCE (M)-I / TA (M) – III/ 16893/2014-15 dt: 31-03-2015	
4	BSNL	AGM (TP) / S -8/2013-14/30 @ BG -8 dt: 17-05-2014	
5	KSPCB	PCB / 70 / CNP /2014/H-629 dt: 25-07-2014	
6	BESCOM	SEE/BCS/EE(O)/AEE-2/NOC-14/18-19 Dt: 15-02-2019	
7	MOEF / SEIAC	SEIAA / 64 / CON / 2014 dt: 29-04-2015	

III. The Applicant has paid the fee vide Receipt No. RE-ifms624-TP/000022 dated: 29-05-2019 for the following:-

1. License Fees	: 31,40,069.00
2. Betterment Charges	
a) For Building	: 1,43,292.00
b) For Site	: 6,15,120.00
3. Security Deposit	: 65,69,324.00
4. Plan copy & Compound wall charges	: 1,47,600.00
5. Add 1% for administrative charges towards Labour Cess.	: 1,19,449.00
6. Lake Improvement Charges	: 7,68,900.00

SAY Rs. 1,15,04,000.00

(One Crore Fifteen Lakh Four Thousand)

Labour Cess Rs. 1,18,26,000/- vide

RTGS UTR No. HDFCR52019052179077331 dt: 21-05-2019, HDFC Bank.

ಇಲ್ಲಿ ಮಂಜೂರಾತಿಗಾಗಿ ಮಗನ್ ಕಯ್ಯಕ್ಕರ ಅವರು
 ದಿನಾಂಕ: 05/09/2018 ರ ಮಾರ್ಚೆ ೨೯ ನೇ ಸಂಖ್ಯೆ:ಬಿಬಿಎಂಪಿ/
 ೨೬/17-18 ದಿನಾಂಕ:06/08/19
 ಕಟ್ಟಡ ನಲ್ಲಿ ಮಂಜೂರಾತಿಗಾಗಿ ಮಗನ್ ಕಯ್ಯಕ್ಕರ ಅವರು
 ಆವೇಶಿಸಿರುವುದು ದಿನಾಂಕ: 06/08/2019 ರಿಂದ
 05/08/2019 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆಯುತ್ತದೆ.
 (ಮಾತ್ರ ಮಾರ್ಚೆ ೨೯ನೇ ದಿನಾಂಕ)

ಮಂಜೂರಾತಿಗಾಗಿ ಮಗನ್ ಕಯ್ಯಕ್ಕರ ಅವರು
 ಮುಖ್ಯ ಮಂತ್ರಿಯವರ ಮಹಾನಗರ ಪಾಲಿಕೆ
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