

BBMP /Addl./ civic /South /LP 0002 /18-19



೨ ನಗರಾಭಿವೃದ್ಧಿ ತಾ. ಮಂಡಳಿ ಸಂಸ್ಥೆ
ಪುರವಾನಗಿ ಪತ್ರ

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

ಬ್ಲಾಕ್-1 ರಲ್ಲಿನ 1-2-2 ನೆಲ + ಮೇಲ್ಮೈ 16 ಅಂತಸ್ತುಗಳು
ಕ್ಲಾಸ್ಟರ್ ಕ್ಲಸ್ಟರ್ ನೆಲ + ಮೇಲ್ಮೈ ಅಂತಸ್ತು ಬ್ಲಾಕ್-2 64371
3-3-3 ಮತ್ತೆ 4-2 ನೆಲ + ಮೇಲ್ಮೈ 18 No. A
ಅಂತಸ್ತುಗಳು ಒಟ್ಟು 648 ಸೆಕೆಂಡ್ಸ್ ವಸತಿ ಸಮಸ್ಯೆ
ಕ್ಲಸ್ಟರ್,

ಸಿಟಿ ಮಜಕೂರ್ ಪಾರ್ಸೆಲ್ ನಂ. 194 ನೇ ಡಿವಿಜನ್ 2 ಸಿಟಿ ಮಜಕೂರ್ ನೇ

ನಂಬರು ಮನೆಗೆ ಮಾಲೀಕ / ವಾಸಸ್ಥಾನದ ಬಗ್ಗೆ ಸತ್ಯವೆಂದು ಸಾಬೀತು ಪಡಿಸುವುದು
(ಖಾತ್ರಿಪಾತ್ರ) ಸವರಿ ಪರವಾಗಿ ಜೆ.ಪಿ.ಎ. ಕಾರ್ಡ್ ನಲ್ಲಿ ಇದ್ದಾನ್ ರಾಜ್ ಸನ್ 64/11 ಎ
64/10 64/13 ಎ 64/13 ಬಿ ಸ್ಥಳ ಮುಕ್ತಗೊಳಿಸಿ ಬೇಗು ಕೊಡು ಸನ್ 64/12 ಎ
ನೀವು ಸ್ವೀಕರಿಸಿದಾಗ ಮುಕ್ತಗೊಳಿಸಿ ಕೊಡು ನೇ ನಂಬರಿನಲ್ಲಿ ಕಟ್ಟಡ ಕಟ್ಟಬೇಕೆಂಬ ವಿಷಯ
ಬಿಡುಗಡೆ ಮಾಡಿ ಕೊಡು

ಕುರಿತು ಬರೆದುಕೊಂಡ ತಾರೀಖು 25-7-2018 ನಲ್ಲಿ ಕೊಟ್ಟ ಅರ್ಜಿ
ಸಲ್ಲಿ ಮಂಜೂರಿಯನ್ನು ಮುಕ್ತಗೊಳಿಸಿ ಸವರಿ ನಿಗಾಂ 19-9-2018 ರಂದು ಅನುಮಾನಿಸಿ
ಕುರಿತು ಸವರಿ ಸಲ್ಲಿಸಿದ ಕ್ರಾಂತಿಯು ಪಕ್ಕಾಸ್ತು ಮತ್ತೆ ನಿಗಾಂ 04-3-2021 ಕ್ಕೆ ಅಂತಸ್ತು
ಜಾರಿರಾಯಿತು. ಸ್ವೀಕರಿಸಿ ಸವರಿ ಸಲ್ಲಿಸಿದ ಕ್ರಾಂತಿಯು 1-2-2-TPMS 624-TP 0001/19 ನಿಗಾಂ
15-10-2018 ರಂತೆ ಸಲ್ಲಿಸಿದ 1119675, ಜೆ.ಎಸ್.ಎ 201542, ಬಿ.ಎಸ್.ಎ 238915, ಸ್ವೀಕರಿಸಿ
ಕೊಡು 11150750, ಸಲ್ಲಿಸಿದ 189200, ಬಿ.ಎಸ್.ಎ 10.000, ಲೆ.ಎಸ್.ಎ 1668845, ವೆ.
ಶುಲ್ಕ 337257, ಲೆ.ಶುಲ್ಕ 192907, (Round 409) ಬಿ.ಎಸ್.ಎ 3,01,30.00 20
(ಮುಕ್ತಗೊಳಿಸಿ ಬಿಡುಗಡೆ ಮಾಡಿ ಕೊಡು)
ಸೂಚನೆ :- ಇದರ ಹಿನ್ನೆಲೆಯಲ್ಲಿ ಅಡಕವಾಗಿರುವ ಪರತ್ತುಗಳನ್ನು ಗಮನಿಸಿ ಅದಕ್ಕೆ ಒಳಪಟ್ಟು
ನಡೆದುಕೊಳ್ಳಬೇಕು. ಅವುಗಳಲ್ಲಿ ಯಾವುದೇ ಒಂದು ಪರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿರುವುದಾಗಿ ಕಂಡುಬಂದರೆ,
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಅಕ್ಟಿನ 462 ನೇ ನಿಬಂಧನೆ ಮೇರೆಗೆ ಕ್ರಮ ಜರುಗಿಸಲಾಗುವುದು.

ಕ್ಲಾಸ್ಟರ್ ಮತ್ತೆ ಕ್ರಾಂತಿ ಕ್ರಾಂತಿ ಮುಕ್ತಗೊಳಿಸಿ ಸವರಿ ನಿಗಾಂ 14/35242/
2018 ನಿಗಾಂ 09/11/2018 ರಂತೆ KKBK 182823780966 ರಂತೆ 190980001-
ಗೃಹಾಂಗಡೆ RTU ಮುಕ್ತಗೊಳಿಸಿ ವಾಸಿಸಬೇಕು.

ತಾರೀಖು 06 ನೇ 03
ಮಾಹಿತಿ ಮಾಹಿತಿ 20 ಇಸವಿ

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ಪುರವಾನಗಿ-ದಕ್ಷಿಣ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಬೆಂಗಳೂರು
06/03/19

BBMP / Addl.Dir / JD (S) / LP 0002/18-19

I Conditions:

- 1) Sanction is accorded for the proposed **RESIDENTIAL BUILDING**
 - a) Building – 01 Tower – 01 & 02 consisting of **2BF+GF+16 UF** (Sixteen upper floors) only
 - b) Building – 01 Club House (Tower-01) consisting of **2BF+GF+1 UF** (One upper floors) only
 - c) Building – 02 Tower – 03 & 04 consisting of **2BF+GF+18 UF** (Eighteen upper floors) only
- 2) Sanction is accorded for **Residential use** only. The use of the building shall not be deviated to any other use.
- 3) Two BF 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.
- 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.
39. All other conditions laid down by Bangalore Development Authority while approving the Development Plan Vide No. BDA/TPM/DLP-42/2015-16/263/18-19 dt: 18-05-2018 for the project should be strictly adhered to.
40. As per Building Bye-law 2003 Schedule IV-7.1 validity of registration for Architect/ Engineer / Supervisor/Structural Engineer 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 provisions of these bye-laws and rules in force, the authority shall inform the same to the registered Architect / Engineer / Supervisor / Structural Engineer in the first instance, warn in the second instance and cancel the registration if the same repeated for the third time.
41. As per Building Bye-law 2003 Schedule IV-8(i) The validity of Registration for Architect / Engineer / Supervisor / Structural Engineer shall not materially and structurally deviate from the sanctioned plan, without previous approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulation, Standing Orders and Policy Orders of the Corporation.
42. The Owner / Developers should abide to the final orders of the Hon'ble Supreme Court / High Court towards reservation of 10% of Park and Open Space in the plot proposed for developed.
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed canceled.

Special Condition as per Labour Department of Government 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 initiate.

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

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05/3/19

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II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	AAI	AAI/KIA/ATM/NOC/6497-65000 DT: 10-12-015	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	SEIAA	SEIAA / 38 / CON / 2016 dt: 02-03-2016	
3	BESCOM	SEE/BCS/EE/AEE-4/148/2413-16 DT: 08-07-2016	
4	BWSSB	BWSSB/EIC/CE(M)/ACE(M)-IV/DCE(M)/TA(M)-III/1517/16-17 Dt: 13-05-2016	
5	Fire Force and Emergency Services	GBC (1) / 70 / 2016 dt: 08-06-2016	
6	KSPCB	PCB /1 55/ CNP /16/ H-422 DT: 07-09-2016	

II. FEE DETAILS:

The Applicant has paid the fee vide Receipt No. RE-ifms 624-TP/000129, Dated: 15-10-2018 for the following:-

1.	License Fees	:Rs	1,66,88,846.00
2.	Ground Rent	:Rs	11,19,675.00
	GST 18%	:Rs	2,01,542.00
2.	Betterment Charges	:Rs	2,38,915.00
3.	Security Deposit	:Rs	1,11,50,750.00
4.	Plan copy & Compound wall charges	:Rs	1,99,200.00
5.	Scrutiny Charges	:Rs	3,37,257.00
6.	Add 1% for administrative charges towards labour Cess.	:Rs	1,92,907.00
TOTAL		:Rs	3,01,29,091.00
SAY		: Rs	3,01,30,000/-

(Rupees Three Crore One lakh Thirty thousand Only)

LABOUR CESS			
Sl.No.	Particulars of NEFT/RTGS No.	Amount Transferred	Date of Receipt
1	KKBK 182823780964	1,90,98,000	09-10-2018

ಇದೇ ಮಂಜೂರಾಗಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ
ದಿನಾಂಕ 19/09/2018 ರ ಮೇರೆಗೆ ಎಲ್.ಪಿ. ಸಂಖ್ಯೆ: ಬಿಬಿಎಂಪಿ/
ಅ.ನಿ./ಜಂ.ನಿ.(ಸ.ಯೋ.ದ) 02/18/19 ದಿನಾಂಕ: 05/03/2019
ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ವಯ ವಿಧಿಸಲಾಗಿರುವ ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು
ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 05/03/2019 ರಿಂದ
05/03/2021 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆಯುತ್ತದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

ಜಂಟಿ-ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ದಕ್ಷಿಣ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ,
ಬೆಂಗಳೂರು
15/05/19