



ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

Office of the Joint Director (Town Planning-North), N R Square, Head office Building, Annex Building, Bengaluru - 560002, Bengaluru - 560002

ಪರವಾನಗಿ ಕ್ರಮ ಸಂಖ್ಯೆ: BBMP/CC/6889/19-20

ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ: BBMP/AddL

Dir/JDNORTH/0058/19-20

ಕಟ್ಟಡ ಪರವಾನಗಿ ಪತ್ರ

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ವ್ಯಾಪ್ತಿಯಲ್ಲಿರುವ JDTP - North ವಲಯದಲ್ಲಿರುವ ವಾರ್ಡ್ ಸಂಖ್ಯೆ Ward-082 ರಲ್ಲಿರುವ ಅಸ್ತಿ ಸಂಖ್ಯೆ / ಪಿಪಿಡಿ ಸಂಖ್ಯೆ Ring III-Areas coming beyond the Outer Ring Road and within the LPA, 315-Whitefiled, 1386, 123,127 & 128, Pattanduru Agrahara Village, K R Puram Hobli, Bengaluru East Taluk ಎಣಸರ ಸ್ಟಪ್ಡ್ ಪ್ರಾಜೆಕ್ಟರಾದ / ಜಿ.ಪಿ.ಎ.ದಾರರಾದ M/s Prestige Estates Projects Ltd, Represented By Its Managing Director Mr. Irfan Razaack ರವರು ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ದಿನಾಂಕ: 18 November, 2019 ರಂದು ಸಲ್ಲಿಸಿರುವ ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಕೋರಿಕೆಯು Commissioner, 'ವರಿಯದ ದಿನಾಂಕ: 08 May, 2020 ರಂದು ಅಂಗೀಕರಿಸಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ತರುವಾಯ ಕಟ್ಟಡ ಪರವಾನಗಿ ನೀಡುವ ಸಂಬಂಧ ದಿನಾಂಕ 20 February, 2020 ರ ಪಾಲಿಕೆಯ ಸಮಸಂಖ್ಯೆ ಟುಬ್ಬ ಪಾವತಿಕ ತಿಳುವಳಿಕೆಯಂತೆ ವಿವಿಧ ಹುಲ್ಲುಗಳ ಒತ್ತು ಮೊತ್ತ ರೂ. 46556000 ಗಳನ್ನು ಆನ್‌ಲೈನ್ / ಡೆಬಿಟ್‌ಕಾರ್ಡ್ / ಕ್ರೆಡಿಟ್‌ಕಾರ್ಡ್ ಮೆಟ್ರಾಪಾಲಿಟನ್ ಸಂಖ್ಯೆ: BBMP/38977/CH/19-20 ದಿನಾಂಕ: 05 March, 2020 ರಂತೆ ಕೆನರಾ ಬ್ಯಾಂಕ್, ದಿಬಿಎಂಪಿ ಶಾಖೆ ಪ್ರಾಶಾ ಸಂಖ್ಯೆ: 8401132000014 ಗೆ ಆರ್ಜಿದಾರರಿಂದ ಸಂದಾಯ ಮಾಡಲ್ಪಟ್ಟಿರುತ್ತದೆ ಹಾಗೂ ಕಾರ್ಮಿಕರ ಕಲ್ಯಾಣ ನಿಧಿಯ ಕರವನ್ನು RTGS ಮುಕಾಂತರ ರೂ: 26951000 ಗಳನ್ನು ಕಟ್ಟಡ ಮತ್ತು ಇತರ ನಿರ್ಮಾಣ ಕಾರ್ಮಿಕರ ಮಂಡಳಿ ರವರ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಹೊಂಬೇಲಗೆಡ ನಗರ ಶಾಖೆ ಪ್ರಾಶಾ ಸಂಖ್ಯೆ: 1371101079786 ಗೆ ಸಂದಾಯ ಮಾಡಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ನಿವೇಶನದ ವಿಸ್ತೀರ್ಣ 68,441.94 ಚ.ಮೀ.

ಕ್ರ.ಸಂ.	ಕಟ್ಟಡ / ಬ್ಲಾಕ್‌ಗಳ ವಿವರ	ಕಟ್ಟಡ/ ಬ್ಲಾಕ್ ಉಪಯೋಗ	ಅಂಚುಗಳು ವಿವರ	ಒತ್ತು ಘಟಕಗಳು	ಕಟ್ಟಡದ ಎತ್ತರ (ಮೀ.ಗಾಳಿ)	ಕಟ್ಟಡದ ಒತ್ತು ನಿರ್ಮಾಣ ವಿಸ್ತೀರ್ಣ (ಚ.ಮೀ ಗಾಳಿ)
1	A1 (BLOCK 5)	Residential	1Ground + 24	92	78.47	26337.83
2	A1 (BLOCK 4)	Residential	1Ground + 24	96	77.03	23862.09
3	A1 (BLOCK 3)	Residential	1Ground + 24	96	77.07	19805.07
4	BLOCK2 (WATERFORD)	Residential	1Ground + 23	164	74.03	38023.77
5	A1 (BLOCK 1)	Residential	1Basement + 1Ground + 23	221	74.03	67141.72

ಮೇಲ್ಕಂಡಂತೆ ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ಇದರೊಂದಿಗೆ ನೀಡಿರುವ ಪರಪ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಕಟ್ಟಡ ನಿರ್ಮಾಣಕ್ಕೆ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯೊಂದಿಗೆ ಪರವಾನಗಿ ನೀಡಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಮಹಾನಗರ ಪಾಲಿಕೆಗಳ ಕಾಯ್ದೆ 1976 ರ ಅಧಿನಿಯಮ 301 ರಲ್ಲಿ ಪ್ರದತ್ತವಾದ ಅಧಿಕಾರದಡಿ, New (FRESH PLAN SANCTION)

ಮಾಡಲು ಈ ರೀತಿಯಿಂದ ಎರಡು ವರ್ಷಗಳ ಅವಧಿಯ ಮಾನ್ಯತೆಗೆ ಒಳಪಡಿಸಿ, ಮಂಜೂರು ಮಾಡಿ ಅಡಕಗೊಳಿಸುವ ಕಟ್ಟಡ ನಕ್ಷೆಗಳು ಮತ್ತು ಪರಶ್ವಗಳಿಗೆ ಒಳಪಡಿಸಿ ಕಟ್ಟಡ ಪರವಾನಗಿ ಮಂಜೂರು ಮಾಡಲ್ಪಟ್ಟಿದೆ. ಮಂಜೂರಾದ ನಕ್ಷೆಗಳ ಮತ್ತು ಯಾವುದೇ ಪರಶ್ವಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿರುವುದು ಕಂಡು ಬಂದರೆ ಕರ್ನಾಟಕ ಮಹಾನಗರ ಪಾಲಿಕೆಗಳ ಕಾಯ್ದೆ 1976 ರ 321 & 462 ನೇ ವಿಧಿಗಳಂತೆ ಕ್ರಮ ಜರುಗಿಸಲಾಗುವುದು.

ಲಗತ್ತುಗಳು:- 1) ಮಂಜೂರಾತಿ ಪರಶ್ವಗಳು

2) ಕಟ್ಟಡ ನಕ್ಷೆಗಳು

Name : B MALESH
Designation : Joint Director Town Planning (JOTP)
Organization : BRUHAT BANGALORE MAHANAGARA
PALIKE
Date : 06-May-2020 17:07:55

ರವರಿಗೆ,

ಶ್ರೀ / ಶ್ರೀಮತಿ / ಮೆ M/s Prestige Estates Projects Ltd, Represented By Its Managing Director Mr. Irfin Razack
Karnataka The Falcon House, #1, Main Guard Cross Road, Bengaluru, Bengaluru 560001

BBMP/Addl.Dir/ JD NORTH/ 0058/2019-20

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the **Residential Apartment with Club House Building** at Khata No. 1386, Old No. 123, 127, 128, Pattanduru Agrahara Village, Garudacharpalya, Ward No. 82, Hoodi Sub Division, Mahadevapura Zone, Bangalore.
 - a) Consisting of Block – 1 & 2 Wing – A & B Consisting of GF+23 UF and Block – 3, 4 & 5 Consisting of GF+24 UF and Recreation Block Consisting of GF+1 UF with Common Basement Floor
2. Sanction is accorded for **Residential Apartment Building with Club House Building** only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Partial Ground 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 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 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. 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.

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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 and shall not resume the work earlier than 7.00 AM to avoid hindrance 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** required 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 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 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 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. 3.8 note(i) of Building Bye-law-2003.
39. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior 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.
40. 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 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 laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
43. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority vide No. BDA vide No.BDA/TPM/DLP-11/2018-19/1113/2019-20 dated: 22-10-2019 while approving the Development Plan for the project should be strictly adhered to.
44. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
45. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
46. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
47. The Applicant / Owner / Developer shall plant One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
48. The NOC from BWSSB Should be submitted before issue of Occupancy Certificate.


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49. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) 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 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	GBC(1)/106, Docket No. KSFES/NOC/091/2019, dated: 04-06-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	BANG/SOUTH/B/ 010819/ 362000 dated: 15-02-2019	
3	SEIAA	SEIAA 12 CON 2019 dated: 11-12-2019	
4	BESCOM	ಮು.ಇಂ(ಪಿ)/ಬೆಂಗಳೂರು/ಅಇಂ(ಪಿ)/ಸಹಾನಿಇಂ(ಪಿ)-2/19-2/2891-94, ದಿನಾಂಕ: 30-09-2019	
5	BSNL	DE/SAN/BG/NOC HRB (S-11)/VOL 1/89/ dated @ BG-41, dated: 21-02-2019	
6	KSPCB	CTE-317419 PCB ID: 84546, dated: 03-03-2020	

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III. The Applicant has paid the fees vide receipt No. BBMP/38997/CH/19-20, Transaction No. 9972765325 dated: 05-03-2020 for the following:-

1. Ground Rent	88,17,259-00
GST 18%	15,87,107-00
2. Licence Fees & Scrutiny Fee	1,77,56,486-00
3. Betterment Charges	
a) For Building	3,50,517-00
4. Security Deposit	1,75,25,858-00
5. Plan copy charges	2,15,000-00
6. Compound Wall Charges	30,000-00
7. 1% Service Charge on Labour Cess	2,72,227-00
TOTAL :	4,65,54,454-00
Say Rs:	4,65,55,000-00

9. Labour Cess : Rs. 2,69,51,000/- Paid vide RTGS/NEFT No.JAKAR52020030400061249 dated: 04-03-2020, Receipt No. HO/40763/2019 Dated: 04-03-2020

ಸಕ್ತಿ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ: 14-02-2020 ಮೇರೆಗೆ
ಜಂ.ನಿ.ಕ.ಪ(ಉ)ಎಲ್.ಪಿ. ಸಂಖ್ಯೆ: 0058/19-20 ದಿನಾಂಕ: 08-05-2020 ಕಟ್ಟಡ
ಸಕ್ತಿ ಮಂಜೂರಾತಿಯನ್ನೂ ವಿಧಿಸಲಾಗಿರುವ ಪರಸ್ಥಿತಿ ಒಳಪಟ್ಟಿ ಅನುಮೋದಿಸಲಾಗಿದೆ.
ದಿನಾಂಕ: 08-05-2020 ರಿಂದ 07-05-2022 ವರೆಗೆ ಪೂರ್ಣ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ).

ಜಂಟಿ ನಿರ್ದೇಶಕರು-ಕಟ್ಟಡ ಪರವಾನಗಿ ಕೋಶ (ಉತ್ತರ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಎಸ್.ಆರ್.ಓ.ಕೆ, ಬೆಂಗಳೂರು - 560 002