BBNP/ABOUL DIY / JD South LP 0053 /18-19



ಸ್ಟ್ ಸಂಶ್ರಾತಿ ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಹಾತ್ರವಾಗಿ ಸ್ಟ್ರಾ ತಳ+ಸಲ + ಮೇಲನ ರಿಸ್ ಅಂತ ಸ್ತ್ರೆಗಳಲ್ಲಿ 59208 ಶಿಶ್ರ ಸಿಸ್ ಪ್ರತಿಕಾರಕ್ಕೆ ಪತ್ತು ಸ್ವಮಿಸಿಕ್ಕಾಹಿ 59208 ಕಳ್ಳುಗಳಲ್ಲಿ

ನಂಬರು ಮನೆಗೆ ಮಾಲೀಕ / ವಾಸಸ್ಥರಾದ ಶೈ.ಎ. ಗುಂತ್ರಾರಿಕ್ಕೆ ಮತ್ತು ಚಿತ್ರಕ್ಕೆ ಎಂ.೨ ಸಂ 100 ಸಮೀ ನಂ 7/3 ಕುಸ್ಟ್ ಎಲ್ಮ್

ನೀವು .... ಬ್ರೈನಕ್ಕೆ ಬೆಂಗರಿಗೆರೆ, ನೇ ನಂಬರಿನಲ್ಲಿ ಕಟ್ಟಡ ಕಟ್ಟಬೇಕೆಂಬ ವಿಷಯ

ರಬರೆ ಸೆಸ್ ಬರ್ಟ್ ಸ್ಟ್ 10489. (ಬ್ರೂ ಸ್ಟ್ 1588 600 200) (ಬಂಟಿ 0) 1291) ಸೂಚನೆ:- ಇದರ ಹಿಂಭಾಗದಲ್ಲಿ ಅಡಕವಾಗಿರುವ ಪರತ್ರಗಳನ್ನು ಗಮನಿಸಿ ಅದಕ್ಕೆ ಒಳಪಟ್ಟು ನಡೆದುಕೊಳ್ಳಬಿತು. ಅವುಗಳಲ್ಲಿ ಯಾವುದೇ ಒಂದು ಪರತ್ರಗಳನ್ನು ಉಲ್ಲಂಭಿಸಿರುವುದಾಗಿ ಕಂಡುಬಂದರೆ. ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಕಿ ಅಕ್ಷಿನ 462ನೇ ನಿಬಂಧನೆ ಮೇಲೆ ಕ್ರಮ ಪರುಗಿಸಲಾಗುವುದು. 1595687 (ಇರೆ ಬಿಸ್ಟರ್ ಆಶ್ವ ನಂಚಿತ್ರಗಲ್ಲಿ ಸ್ಟ್ರಾನಿಕರ್ ಸ್ಟ್ರಿಕರ್ ಸ್ಟ್ರಿಕರ್ ಪ್ರತಿಗಳು ಪ್ರವಿಶ್ರಿಸ್ ಸ್ಟ್ರಿಕರ್ ಪ್ರತಿಗಳು ಪ್ರವಿಶ್ರಿಕರ್ ಪ್ರತಿಗಳು ಸ್ಟ್ರಿಕರ್ ಪ್ರತಿಗಳು ಸ್ಟ್ರಿಕರ್ ಪ್ರತಿಗಳು ಸ್ಟ್ರಿಕರ್ ಪ್ರತಿಗಳು ಸ್ಟ್ರಿಕರ್ ಪ್ರತಿಗಳು ಪ್ರವಿಶ್ರಿಕರ್ ಪ್ರತಿಗಳು ಪ್ರತಿಗಳು ಪ್ರವಿಶ್ರಿಕರ್ ಪ್ರತಿಗಳು ಪ್ರವಿಶ್ರಿಕರ್ ಪ್ರತಿಗಳು ಪ್ರತಿಗಳು ಪ್ರವಿಶ್ರಿಕರ್ ಪ್ರವಿಶ್ರಕ್ಷನ್ ಪ್ರವಿಶ್ರಿಕರ್ ಪ್ರವಿಶ್ರಿಕರ್ ಪ್ರವಿಶ್ರಿಕರ್ ಪ್ರವಿಶ್ರಿಕರ್ ಪ್ರವಿಶ್ರಿಕರ್ ಪ್ರವಿಶ್ರಿಕರ್ ಪ್ರವಿಶ್ರಕ್ಷ ಪ್ರವಿಶ್ರಿಕರ್ ಪ್ರವಿಶ್ರಿಕರ್ ಪ್ರವಿಶ್ರಕ್ಷ ಪ್ರವಿಶ್ರಕ್ಷ ಪ್ರವಿಶ್ರಿಕರ್ ಪ್ರವಿಶ್ರಕ್ಷ ಪ್ರವಿಶ್ರಕ್ಷ ಪ್ರವಿಶ್ರಿಕರ್ ಪ್ರವಿಶ್ರಕ್ಷ ಪ್ರವಿಸಿಕರ್ ಪ್ರವಿಶ್ರಕ್ಷ ಪ್ರಿಕರ್ ಪ್ರವಿಶ್ರಕ್ಷ ಪ್ರವಿಶ್ರಕ್ಷ

ತಾರೀಖು 06 ನೇ 09 ಸಿಕ್ಕೊಟರೆ ಪಾಹ 2019 ಇಸವಿ

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 ಷರತುಗಳು

- ಲೈಸನ್ನು ಪ್ರದೇವ ಎರಡು ವರ್ಷದೊಳಗಾಗಿ ಕೆಲಸವನ್ನು ಪೂರೈಸಿ ಆಫೀಸಿಗೆ ಬರಹ ಮೂಲಕ ತಿಳಿಸತಕ್ಕದ್ದು
- ಮಂಜೂರಾದ ಪ್ರಾನಿಗೆ ವಿರೋಧವಾದ ಯಾವ ಕಾಮಗಾರಿಯನ್ನೂ ನಡೆಸಕೂಡದು.
- ಕಾರ್ಪೊರೇಷನ್ ಅಧಿಕಾರಿಗಳು ಅಪೇಕ್ಷಿಸಿದ ವೇಳೆ ತೋರಿಸಲು, ಲೈಸೆನ್ನು ಮತ್ತು ಪ್ರಾಮ ಸಹಾ ಕಟ್ಟುವ ಸ್ಥಳದಲ್ಲಿ ಸರ್ವದಾ ಸಿದ್ಧವಾಗಿರಬೇಕು,
- ಕ್ಷಟ್ಟಢದ ನಿವೇಶನದಲ್ಲಿ ಹಳ್ಳ ತೆಗೆಯಕೂಡದು.
- ಪಾಯಿಖಾನೆ ಗೊತ್ತುಮಾಡಿರುವ ಸ್ಥಳವನ್ನು ಕಾರ್ಪೊರೇಷನ್ ರೆಗ್ಯುಲೇಷನ್ ಅನುಸರಿಸಿ ಪ್ರತಿದಿನವೂ ಪಾಕ್ ಮಾಡಲು ತಕ್ಕೆ ಏರ್ಪಾಡು ಮಾಡಬೇಕು. ಪಾಯಿಖಾನೆಯ ನೆಲಕ್ಕೂ ಮತ್ತು ಸುತ್ತಲೂ ಕಲ್ಲು ಕಟ್ಟಿಸಿ ನೀರು ಭೂಮಿಗೆ ಇಳಿಯದಂತೆ ಸಿಮೆಂಟಿನಿಂದ ಸಂದುಗಾರೆ ಮಾಡಿಸತಕ್ಷದ್ದು.
- ಮಾಳಿಗೆ ನೀರು ಕಾರ್ಪೊರೇಷನ್ ಜಮೀನು ಅಥವಾ ರಸ್ತೆ ಮೇಲೆ ಬೀಳದಂತೆ ಮೇಲಿನಿಂದ.ಕೆಳಗಿನವರೆಗೂ ಗೋಡೆಗೆ ಲಗತ್ತಾಗಿ ಗಟ್ಟಿ ದಿಂಡನಿಂದ ತಗಡಿನಿಂದ ಯಾ ಪಂಪಾವ ಮೋಣಿಗಳನ್ನಿಟ್ಟು ಮೊಹರಿಗೆ ಸರಿಯಾಗಿ ಬಿಡತಕ್ಕೆದ್ದು
- ನೀವು ಕಟ್ಟತಕ್ಕ ಕಟ್ಟಡದ ಗೋಡೆಯ ಅಸ್ತಿಭಾರವು ರಸ್ತೆ ಪಕ್ಕದಲ್ಲಿಸುವ ಮೊಹರಿಯಿಂದ ಒಂದೂದರೆ ಅಡಿಗಿಂತ ಕಮ್ಮಿ ದೂರದಲ್ಲಿರಕೂಡದು.
- ಈ ಲೈಸೆನ್ಸಿನಿಂದ ನೀವು ಗೈರ್ ಮಾಮೂಲು ದೋಣಿ ಅಥವಾ ಬಚ್ಚಲು ನೀರು ತಿರುಗಿಸುವುದಕ್ಕೂ ಹೊಸದಾಗಿ ವಾರಿ ಮಾಡಿ ಕೊಳ್ಳುವುದಕ್ಕೂ ಬಾಗಿಲು ಕಿಟಕಿಗಳನ್ನು ಇಡಿಸುವುದಕ್ಕೂ ಅಥವಾ ಜಮೀನು ಸೇರಿಸಿಕೊಳ್ಳುವುದಕ್ಕೂ ಅಪ್ಪಣೆ ಪಡೆದಿರುವುದಿಲ್ಲ.
- ಕಟ್ಟಡದ ಸಾಮಾನುಗಳನ್ನು ಸರ್ಕಾರಿ ರಸ್ತೆ, ಮೊಹರಿ ಯ ಕಾರ್ಪೊರೇಷನ್ ಜಮೀನಿನಲ್ಲಿ ಹಾಕಿಸಕೂಡರು
- 10 ಕಟ್ಟಡದ ನಿವೇಶನದಲ್ಲಿ ಅಂಟಾಣ, ಕತ್ತಾಳಿ, ಬೊಂತಿಕತ್ತಾಳಿ ಇತರ ಅಕ್ಷೇಪಕರವಾದ ಗಿಡಗಳ ಬೇಲಿಯನ್ನು ಅಥವಾ ಮುಳ್ಳಿ ತಂತಿಯ ಬೇಲಿಯನ್ನು ಹಾಕಿಸಕೂಡರು.
- 1). ಕಟ್ಟಡದ ಸೂರು ಯಾ ಲೋಮಿಗಳ ಕಿಟಕಿಗಳ ಮೇಲಿನ ಏಸಿಲ್ವಡಿಕೆ, ದೋಣಿಗಳು ಬೀದಿಯ ಮೊಹರಿಯಿಂದ ಮುಂದಕ್ಕೆ ಉಚ್ಚಾಯಿಸಿ ಬರಕೂಡದು.
- ಲೈಸೆನ್ಷಿನಿಂದ ಕಟ್ಟತಕ್ಕ ನಿವೇಶನಕ್ಕೆ ಲೈಸೆನ್ನುದಾರರಿಗೆ ಅದಕ್ಕೆ ಮೊದಲು ಇಲ್ಲದ ಹಕ್ಕುದಾರಿ ಈಗ ಹೊಸವಾಗಿ ಉಂಟಾಗುವುದಿಲ್ಲ ಮತ್ತು ಇತರರಿಗೆ ಇರಬಹುದಾದ ಹಕ್ಕಿಗೆ ಯಾವ ಕುಂದಕವೂ ಉಯಾಗುವುದಲ್ಲ.
- ಹೊಗೆ ಹೋಗಲು ಇಡತಕ್ಕ ಚಮಣೆಗಳು ಮಾಳಿಗೆ ಮಟ್ಟಕ್ಕಿಂತ 4 ಅಡಿ ಕಮ್ಮಿ ಇಲ್ಲದಂತೆ ಎತ್ತರಿಸಿ ಕಟ್ಟಲೇಕು.
- 14 ಮೆಟ್ಟಲುಗಳನ್ನು ಬೇಸುಮೆಂಟಿನಲ್ಲಿ ಇಟ್ಟುಕೊಳ್ಳಬೇಕೇ ಹೊರತು ಕಟ್ಟಡದಿಂದೀಡೆಗೆ ಕಾರ್ಪೊರೇಷನ್ ಐಮೀನಿನ ಮೇಲೆ ಅಥವಾ ಮೊಹರಿನ ಮೇಲೆ ಬರುವಂತೆ ಇರಕೂಡರು.
- 15 ಕಟಕಿಗಳು, ಮನೆಗಳ ಅಥವಾ ಬೇಲಿಗಳ ಬಾಗಿಲುಗಳು ಒಳಭಾಗಕ್ಕೆ ತೆರೆಯುವಂತೆ ಇಡಿಸಬೇಕಲ್ಲದೆ ಕಾರ್ಪೊರೇಷನ್ ಜಾಗದ ಮೀಲೆ ಬರುವಂತೆ ಇಡಿಸಕೂಡದು.
- 16. ಗೋಡೆಗಳನ್ನು ಪೂರ್ತ ಮಣ್ಣಿನಿಂದ ಕಟ್ಟಿಸಕೂಡಮ.
- ಕಟ್ಟಡಗಳನ್ನು ಪೂರೈಸಿದ ಒಂದು ತಿಂಗಳೊಳಗಾಗಿ ಕಾರ್ಪೊರೇಷನ್ ಅಫೀಸಿಗೆ ಬರಹ ಮೂಲಕ ತಿಳಿಸತಕ್ಕೆದ್ದು
- 18. ಮೇಲ್ಕಂಡ ಪರತ್ನಗಳಿಗೂ ಮತ್ತು ಬೈಲಾಗಳಲ್ಲಿ ನಮೂದಿಸಿರುವ ಪರತ್ರಗಳಿಗೂ ವಿರೋಧವಾಗಿ ನಡೆದಲ್ಲಿ ನಿಮ್ಮನ್ನು ಕಾರ್ಪೊರೇಷನ್ ಆಕ್ಷಿನ 381 ನೇ ಇಲ್ಲದೇ 462 ನೇ ನಿಬಂಧನೆಯಂತೆಯಾಗಲೀ ಆಥವಾ ಇದೆರಡು ನಿಬಂಧನೆಗಳಂತೆಯಾಗಲೇ ತಿಕ್ಕೆಗೆ ಗುರಿಪಡಿಸಲಾಗುವುದು,

### BBMP/Addl. Dir/JD SOUTH/0053/2018-19

This Plan Sanctions issued subject to the following conditions

Conditions:

- Sanction is accorded for the proposed Residential Apartment Building at Sy.No.7/3, Khatha no: 120/7/3, Kudlu Village, Sarjapur Hobli, Ward No. 191, Bengaluru. Consisting of BF+GF+ 4UF (Four upper floors only).
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any use.
- Basement Floor area and Part of Ground Floor Area reserved for parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
- 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 nearby dumping yard.
- 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 3.00mts, from the building within the premises.
- 11. The applicant shall provide a separate room preferably 4.30 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.
- 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.
- 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 contravene 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.
- 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).
- 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 erection of the columns "COMMENCEMENT CERTIFICATE" shall be obtained.

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- 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.
- The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
- 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.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building.
- 29. The applicant shall ensure 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.
- 30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 2200 k.g of 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 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 workman and general public by erecting safe barricades.
- 32. Sufficient two wheeler parking shall be provided as per requirement,
- Payment of license fees for sanction of this plan is subject to result of W. P. No. 4906/2008
   2993/2008.
- 34. The Builder / Contractor Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without previous 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.

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Bruhat Bangalofe Mahanagara Panke

- 35. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years. The Owner / Developer shall give intimation to BBMP 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 / column of the foundation, Otherwise the plan sanction deemed cancelled.
- 36. 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 contravenos 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.
- 37. As per Ruilding Byo-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, Bye-taws, Zoning Regulation, Standing orders and policy orders of the corporation.

38. 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 Karnataka vide ADDENDUM (ಹಾಸವಾಗ, ಹಾಡಿಕೆ) ಪಕ್ಷ ಸಂಚಿತ್ರ: LD/95/LET/2013, DATED: 01-04-2013.

- 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 cstablishment and workers working at construction site or work place.
- The Applicant / Burder / 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:

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- 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.
- Obtaining NOC from the Labour Department before commencing the construction work is a must.
- BBMP will not be responsible for any dispute that may arise in respect of property in question
- In case if the opcoments 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.
- BWSSB NOC Should be submitted before applying for Occupancy Certificate.

Joint Director of Town Flaming (South) Bruhar Bangalary Wahanagara Balike

IS. ILVA

# II. NOC Details

SI, No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed	
1	KSPCB	CTE-313978, PCB ID:78950, Dt. 10- 07-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.	

# III. FEE DETAILS

The Applicant has paid the fee vide Receipt No. <u>BBMP/9196/CH/19-20</u>, Dated: <u>02-07-2019</u> for the following:-

1.	Scrutiny Fee		:Rs	25,9,58.00
2.	Ground Rent GST 18%		:Rs :Rs	2,51,174.20 55.135.80
3.	Bellement Charges a) For Building b) For Site		:Rs	11,537.00 35,719.00
4. 5. 6.	Security Deposit Compound wall Fees License Fees		:Rs :Rs :Rs	5,76,855.00 65,000.00 5,19,170.00
7.	Add % for administrative charges towards Labour Cess		:Rs	10,489.00
8.	Lake Rejuveration Fess		:Rs	44,649.00
9.	Already Paid	TOTAL	:Rs	15,95,687.00
	1.58 775	202000	:Rs	7,687.00
		TOTAL	:Rs	15,88,000.00

(Rupees Fifteen Lakhs Eighty Eight thousand only)

## Labour Cass

Rs. <u>10.39,000/-</u> Paid vide No. <u>HO/20350/2019</u>, Dt: <u>30-07-2019</u>, RTGS UTR No. <u>VIJBR520190730000633333</u>

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