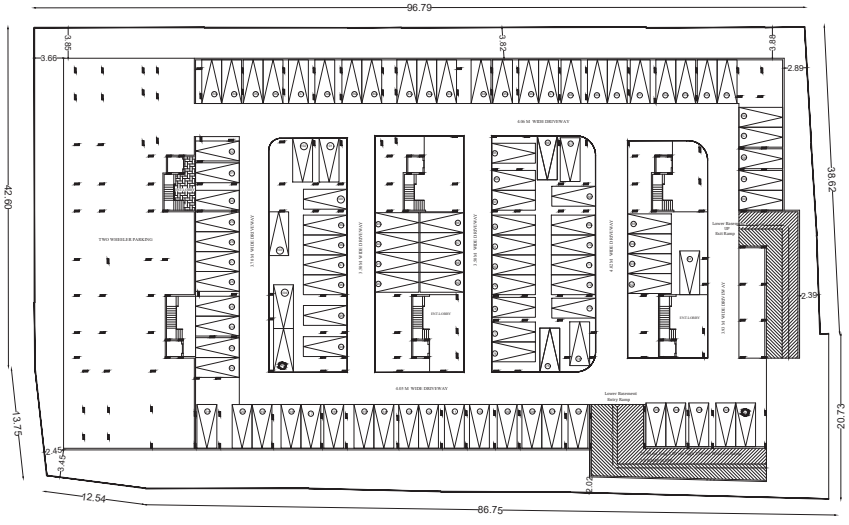
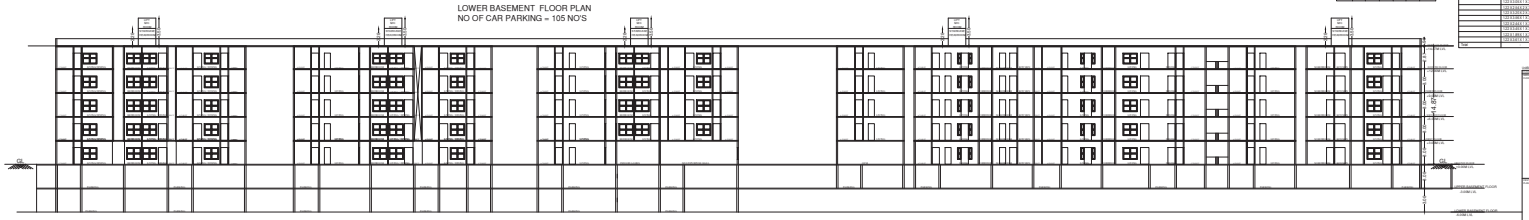
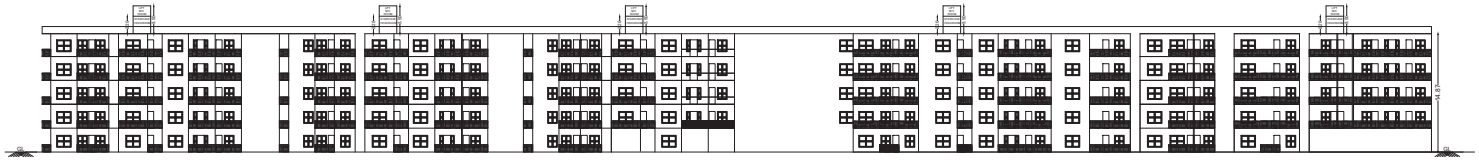



LOWER BASEMENT FLOOR PLAN
NO OF CAR PARKING = 105 NO'S



SECTION AT A-A



ELEVATION

## BBMP/Addl.Dir/JD NORTH/LP/0040/2020-21

**This Plan Sanction issued subject to the following conditions:**

1. Sanction is accorded for the Proposed Residential Apartment Building at Khata No. 1625, Municipal No. 16/1, Ward No. 21, Nagavara, Varthur Hobli, Ward No. 146, Bangalore East Taluk, Bangalore.
   a) **Block – A Consisting of BP+UP+4UF (Four upper floors only),**
   and **Block –B Consisting of (BP+UP+4UF (Four upper floors only).**
2. Sanction is accorded for **Residential Apartment**use only. The use of the building shall not be changed without prior permission.
3. Two Basement Floorareas reserved for parking shall not be converted for any other purposes.
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, cables at ground level for postal services & electrical cables should be provided in the building premises.
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 take all safety measures envisaged 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 nearby dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the parking spaces in the basement floor separately to any person or association of persons.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ele & D) code leaving 3.00mts. From the building within the premises.
11. The applicant shall provide a separate room preferably 4.00 x 3.00m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Sign-law No. 23.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent falling of men, materials & other materials endangering the safety of people / structures etc. in & around the site.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises, a copy of the approved plan, notice of commencement of work, specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15. If the owner / builder contravenes the provisions of Building Bye-laws and rules in force, the sanction shall be liable to cancellation. In the event of the same, the owner / builder shall stand to the second instance and cancel the registration if the same is repeated for the third time.
16. 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. 3.8) under sub section (14) and (15) (a).

**(2). The Applicant has paid the fees Rs. 24,10,000/- vide Receipt No. BBMP/0222/CH/21-22 Transaction No. 1024001814 dated: 12-11-2021 for the following:**

| | | |
|---|---|---|
| 1 | Scrutiny fees (payment as per order of Hon'ble High Court vide LCP No.1500/2020, LA.BBMP), dated: 14-06-2021 | 1,23,000-00 |
| 2 | Security Deposit (payment as per order of Hon'ble High Court vide LCP No.1500/2020, LA.BBMP), dated: 14-06-2021 | 20,76,000-00 |
| 3 | Security Deposit (payment as per order of Hon'ble High Court vide LCP No.1500/2020, LA.BBMP), dated: 14-06-2021 | 0-00 |
| 4 | Deferred Charges (payment as per order of Hon'ble High Court vide LCP No.1500/2020, LA.BBMP), dated: 14-06-2021.<br>a) For Building<br>b) For Site | 0-00 |
| 5 | Labour Cess (payment as per order of Hon'ble High Court vide LCP No.1500/2020, LA.BBMP), dated: 14-06-2021 | 11,06,917-00 |
| 6 | Sewage Tax (payment as per order of Hon'ble High Court vide LCP No.1500/2020, LA.BBMP), dated: 14-06-2021 | 43,500-00 |
| 7 | PL Service Charge (payment as per order of Hon'ble High Court vide LCP No.1500/2020, LA.BBMP), dated: 14-06-2021 | 0-00 |
| 8 | Labour Cess (payment) Charge | 5,13,600-00 |
| 9 | Deferredtax Charges (payment as per order of the Hon'ble High Court vide LCP No.1500/2020, LA.BBMP), dated: 14-06-2021 | 0-00 |
| 10 | 5% of Lines and Sewerage tax modified in BBMP | 0-00 |
| | Grand total Fee Receipt No.BBMP/0222/CH/21-22 dt:12-11-2021 Cash | 38,63,017-00<br>17,24,583-00<br>20,38,434-00 |
| | Lines and Sewerage (payment as per order of Hon'ble High Court vide LCP No.1500/2020, LA.BBMP), dated: 14-06-2021 | 0-00 |
| Top Up Amount | Plan Scrutiny Charges | 0-00 |
| | Reg Plans Charges | 0-00 |
| | Scrutiny Fees | 0-00 |
| | Area Plans Transport System | 0-00 |
| | TOTAL | 24,93,434-00 |
| | Less Paid | 24,93,434-00 |
| | Balance | 0-00 |

15. The Applicant has paid the Labour Cess fees as per order of the Hon'ble High Court vide LCP No.1500/2020, LA.BBMP), dated: 14-06-2021.

| | | |
|---|---|---|
| 1 | Cash Receipt | 17NL-007667-TH-22-10-NE, dated: 04-10-2021 |
| 2 | SHI/SSD | SHI/SSB-NOC-2021-7-107-07-10-21-SSD/NL, dated: 11-04-2021 |
| 3 | BESAA | BESAA 101 CON 2019, dated: 11-10-2019 |

17. The building shall be constructed under the supervision of a registered structure engineer.
18. On completion of foundation or plinth or foundation walls/columns, the owner shall give intimation to the competent authority before erection of the superstructure. "COMMENCEMENT CERTIFICATE" shall be obtained.
19. 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 to the competent authority for a "Occupancy Certificate".
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The Applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition to collect the rain water from the roof and open spaces of the ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. The building shall be designed and constructed adopting the norms prescribed in National Building Code of India 2005 & the National Standards prescribed from time to time. As per IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24. The Applicant/ owner/ builder shall provide water meters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
26. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors to the premises with a minimum area of 2.25 sq.mts. and a door of minimum 1.00mts wide & a ramp for the Physically Handicapped persons together with the adapted entry.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of Schedule VII (Bye-law No. 3.8) are fully complied with by the applicant.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall step before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hoolonism during late hours and seek clearing house.
29. Segregation of building from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling/composting unit** 100 Kg 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 units).
30. The premises 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 soldier structure for the safety of the structure as well as neighboring buildings and structures, roads and footpaths, and transfer ensuring safety of workmen and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be get approved from the Competent Authority if necessary.

**Special Condition as per Labour Department of Government Karnataka vide ADDENDUM (Karnataka Gazette,vide No.LE/8/LE/2/2011, DATED: 31.08.2012).**

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers employed in the building under the Building and Other Construction workers (Notified Area)" (Annual Re-Union) enforced.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of Establishment and Labour Welfare Cess Deposit Receipt to the Office of the Deputy Commissioner Certificate. A Copy of the same shall be re-submitted to the concerned Local Authority. The Applicant / Builder / Owner / Contractor should display the 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 to him.
4. at any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker who is not registered, the Applicant / Builder / Applicant 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 project premises or within a reasonable distance.
2. List of children of workers should 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. Violations if any, 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.

**9. NOC Details**

| Sl. No. | Name of the Statutory Department | Reference No. & Date | Conditions if any |
|---|---|---|---|
| 1 | Civil Aviation | CSL-427667-TH-22-10-NE, dated: 04-10-2021 | As the mentioned required in the NOC issued by the Statutory Body should be adhered to. |
| 2 | SWSSB | SWSSB-NOC-2021-7-107-07-10-21-SSD/NL, dated: 11-04-2021. | |
| 3 | BESAA | BESAA 101 CON 2019, dated: 11-10-2019 | |

10. 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. 3.6 notes (i) of Building Bye-law-2003.
11. 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 / is about the risk involved in violations of the provisions of the Town and Act, Rules, Bye-Laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
12. 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 Rule 18 (1) of KMC Act. The Owner / Developer shall give intimation regarding completion of foundation or footing of walls / column of the foundation. Otherwise the plan sanction deemed cancelled.
13. The Owner / Builder / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
14. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
15. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
16. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
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38. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
39. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
40. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
41. If the Interim order issued in W.P. No. 19335/2021 & 20/BBMP), dated 15-06-2021 and gets vacated or modified in favour of the BBMP, the plan sanctioned shall be automatically deemed to Court & also if the respondents fine is not paid in full, the plan sanctioned will be automatically which is known to the affiliated submitted to this office.
42. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

| Block | No. of Units | Type |
|---|---|---|
| A (RESIDENTIAL APARTMENT) | 1 | 1 BHK |
| | 1 | 2 BHK |
| | 1 | 3 BHK |
| | 1 | 4 BHK |
| | 1 | 5 BHK |
| | 1 |