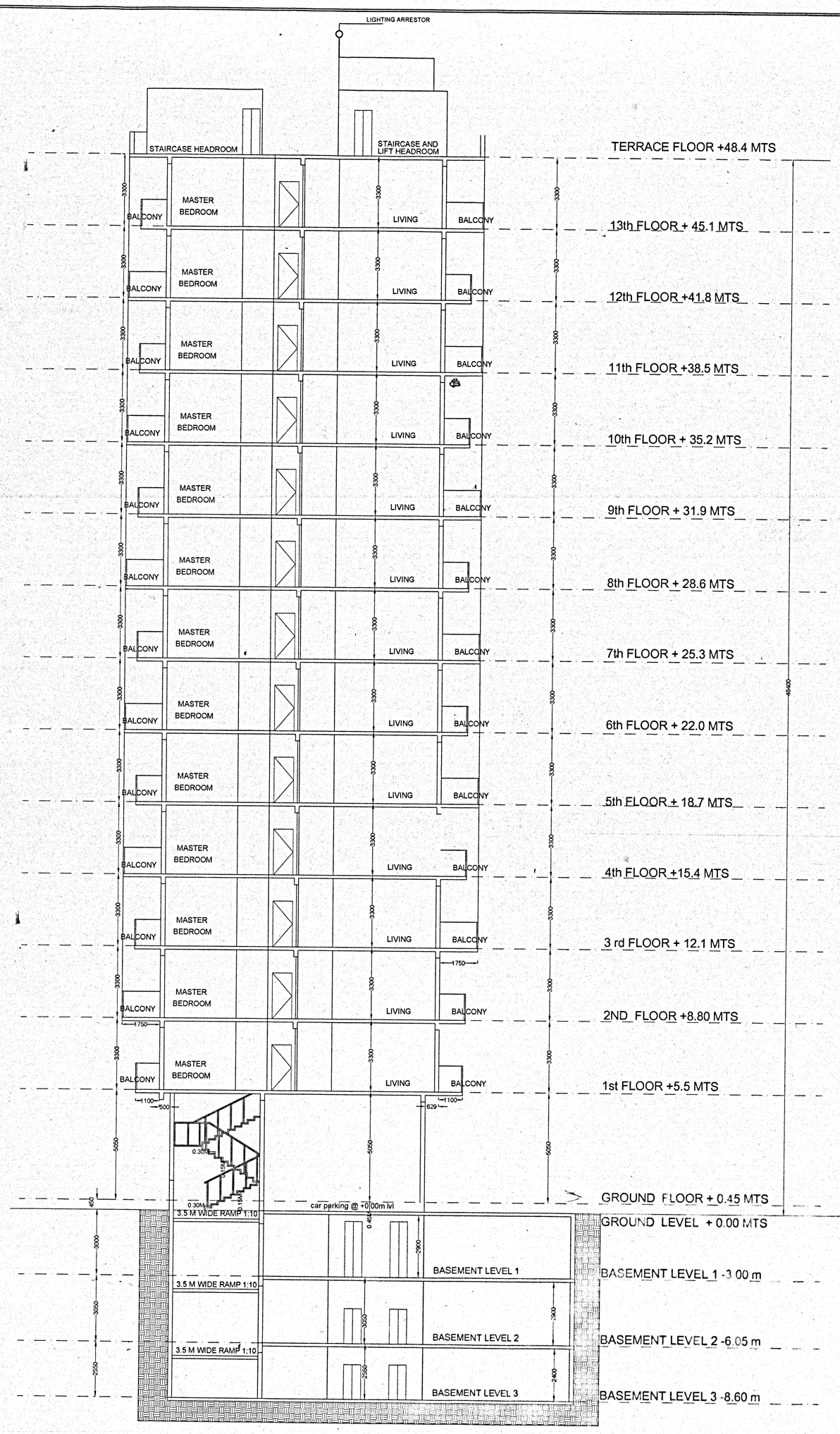
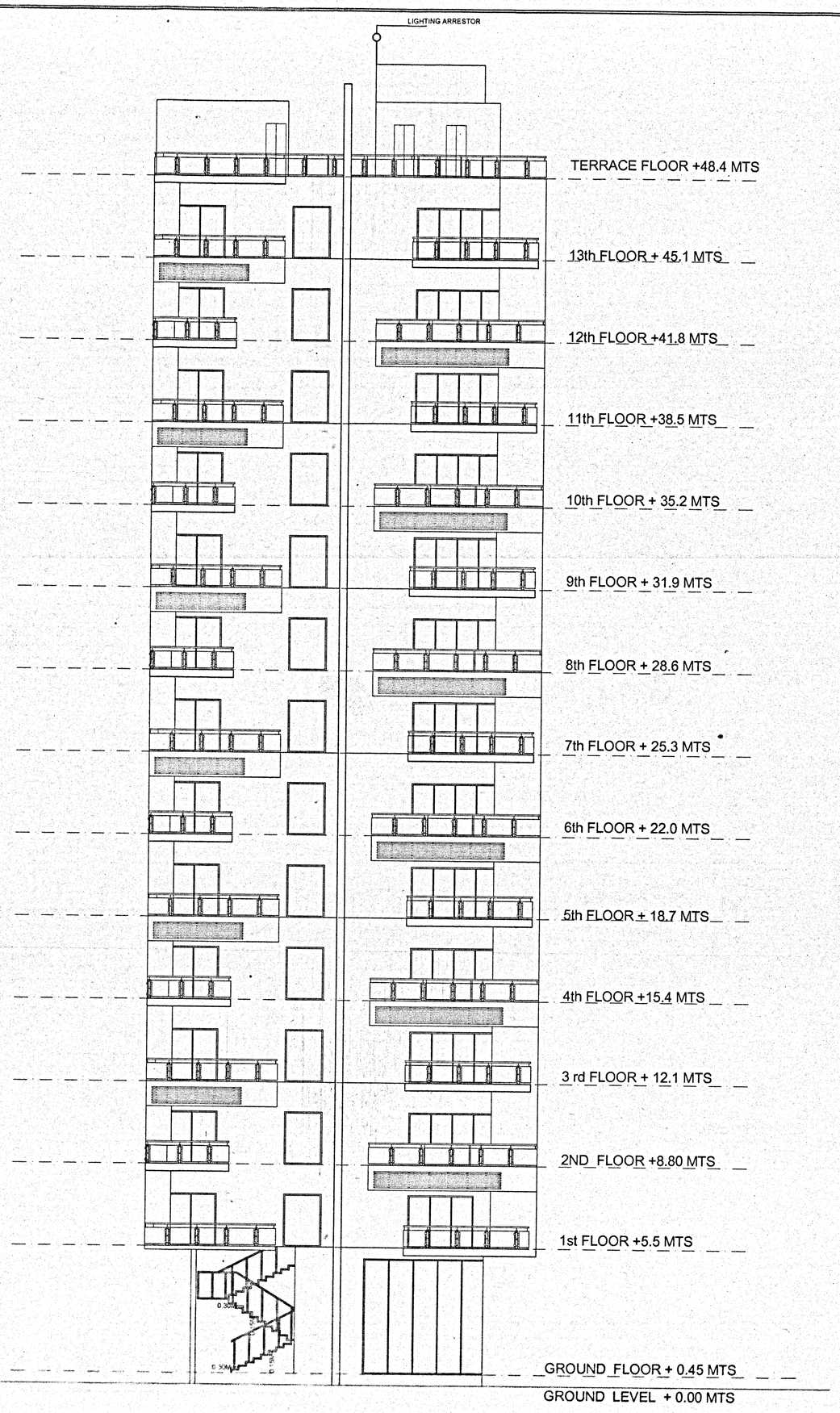


SECTION @ AA



ELEVATION

ನಕಲು ಪ್ರತಿ

ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಿಯವರು ಮಂಜೂರು ಮಾಡಿದ ಅನುಮತಿಯ ಆದೇಶದ ದಿನಾಂಕ: 26/07/2017
ಮೇರೆಗೆ ಬಿ.ಬಿ.ಎಂ.ಪಿ.(ಪೂ)/(ಪಶ್ಚಿಮ) ಎಲ್.ಪಿ. ಸಂಖ್ಯೆ: 0037/13-14
ದಿನಾಂಕ: 02/09/2013 ರಂದು ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ.
ಹೆಚ್ಚಿನ ಒಳಚರಿಯ ಅಭಿವೃದ್ಧಿಯನ್ನು ದಿನಾಂಕ: 02/09/2017
ರಂದು 01/09/2015 ರಂದು ಮಾಡಿ ಮುಗಿಸಲಾಗಿದೆ.
(ಎಲ್ಲಾ ಸಹಿಗಳು ಆಂಗ್ಲದಲ್ಲಿರುತ್ತವೆ)

ಉಪ ಆಯುಕ್ತರು (ಪೂರ್ವ ವಲಯ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ.

02/09/13

BBMP/Addl.dir/JDTP(N)/LP0037/2013-14

I Conditions:

1. Sanction is accorded for the Proposed Residential Apartment Building at BBMP Khata 37-37A-38, Sy No.17/1 & 17/2,Domluru 2nd Stage, Ward no 112(72),Bangalore.
   a) Consist of 3BF+GF+13UF (Thirteen 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. 3 Basement Floor and Partial Ground Floor 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 premis es 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 leas t 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.
26. Facilities for physically handicapped persons prescrib ed in schedule XI (Bye laws 31) of Building byelaws 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 approache d 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 to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial build ings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 100 kg 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 Commerical 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 fo r 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 NOC from KSPCB/ State level Environment Impact Assesment Clearance(SEIACY the Ministry of Environment and Forest (MOEF) should be taken before commencement of work(if 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 the Fire Force Department every five 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.
36. The owner / Association of 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 every five years 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 once in Two years.
38. The owner / Association of highrise building shall conduct two mock- trails in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
39. Payment of license fees for sancation of this plan is subject to result of W .P No. 4906/2008 & is deemed cancelled.
40. 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 LD/89/LET/013, Dated 01-04-2013.

1. Registration of Applicant/Builder/Owner/Contractor and the construcution workers working in the construcution site with the "Karnataka Building and Other Construcution workers Welfare Board" should be strictly adhered to.
2. The Applicant/Builder/Owner/Contractor should submit the Registration of establishment and list of construcution 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 construcution site or work place.
3. The Applicant/Builder/Owner/Contractor shall also inform the changes is 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 registed with the " Karanataka 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 mandat ory.
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.
7. The demand for payment of park and open space fee is quashed as per the orders of Hon'ble High Court vide W.P.No.25221/2010 (LB-BMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.

II NOC DETAILS:

SL NO	NAME OF THE STATUTORY DEPARTMENT	REFERANCE NO & DATED	CONDITIONS IMPOSED
1	FIRE FORCE DEPARTMENT	Ref. No.GBC(1)247/2012, DATED 23.01.2013	ALL THE CONDITIONS IMPOSED IN THE LETTER ISSUEDBY THE STATUTORY BODY SHOULD BE ADHERED TO.
3	BESCOM	Ref.No.EEE/N/R/AEE(O)/NOC/AET-1/229-30 DATED 10-04-2013	
4	BWSSB	Acknowledgement copy for having applied to BWSSB seeking NOC DATED 25.04.2013 is submitted	
5	AIRPORT AUTHORITY OF INDIA	ASCOM/AO/181/MA-80-020/2012,DATED 15-02-2012	

II. The Applicant has paid Rs.11,08,000-00 vide reciept No. TP/JDTPNRT/01/2013-14/Aug/0021 dated: 08-08-2013 for the following: -

1.	Licence Fees		: 2,96,351.00
2.	Ground Rent		: 2,08,458.00
3.	Betterment Charges		
	a) For Building		: 10,423.00
	b) For Site		: 20,011.00
4.	Security Deposit		: 5,21,144.00
5.	Plan copy & Compound wall charges		: 46,000.00
6.	1% Labour Cess Service Charges		: 5,049.00
		TOTAL	: 11,07,436.00
	Rounding off Rs. 564	TOTAL	11,08,000.00
7.	Labour Cess	Rs.	5,00,000.00
		TOTAL	5,00,000.00

The Applicant has produced DD No. 185378 dated: 08.08.2013 Syndicate Bank,Bangalore.

SCHEDULE OF OPENING			
TYPE	SIZE	SILL	LINTEL
W	1200 x 2100	0	2100
W1	1000 x 1200	900	2100
W2	1700 x 1200	0	2100
CW	5000 x 2100	0	2100
CW1	6600 x 2100	0	2100
KW	1500 x 1000	1100	2100
KW1	1200 x 1000	1100	2100
V	900 x 600	1500	2100

TYPE	SIZE (M)	SILL	LINTEL
D1	1200 X 2100	0	2100
D2	900 X 2100	0	2100
D3	750 X 2100	0	2100
SD	4000 X 2100	0	2100

N W E S

Owner's Signature

M/s DRA DEVELOPERS AND PROJECTS PRIVATE LTD., REP BY ITS DIRECTOR Mr. MANISH RANKA, No.4,RANKA CHAMBERS,31, CUNNINGHAM ROAD, BANGALORE 560052.

Architect's Signature

Mr. BRINDA KANNAN
REGISTERED ARCHITECT

dutta kannan architects
#61, 2nd floor,100 road, Indiranagar Bangalore-38
telephone: +91 080 4113 3222 www.dka.in
This drawing is issued on behalf of DuttaKannan architects.

PROPOSED HIGHRISE RESIDENTIAL APARTMENT AT BBMP KATHA NO 37-37A-38, CARVED OUT OF Sy No.17/1 & 17/2, DOMLUR 2ND STAGE,BANGALORE, BBMP WARD No. 112 (72).

SECTION & ELEVATION

Discipline	Project Phase
ARCHITECTURE	SANCTION
Drawing Originator: DKA	Originator's Job No.
Checked By: ID / Checked Date	Drawn By: AKSHI / Drawn Date
Approved By / Approval Date	Scale: 1:100

Originator	Project Ref	Discipline	Drawing No	Revision
DKA			02	R1

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