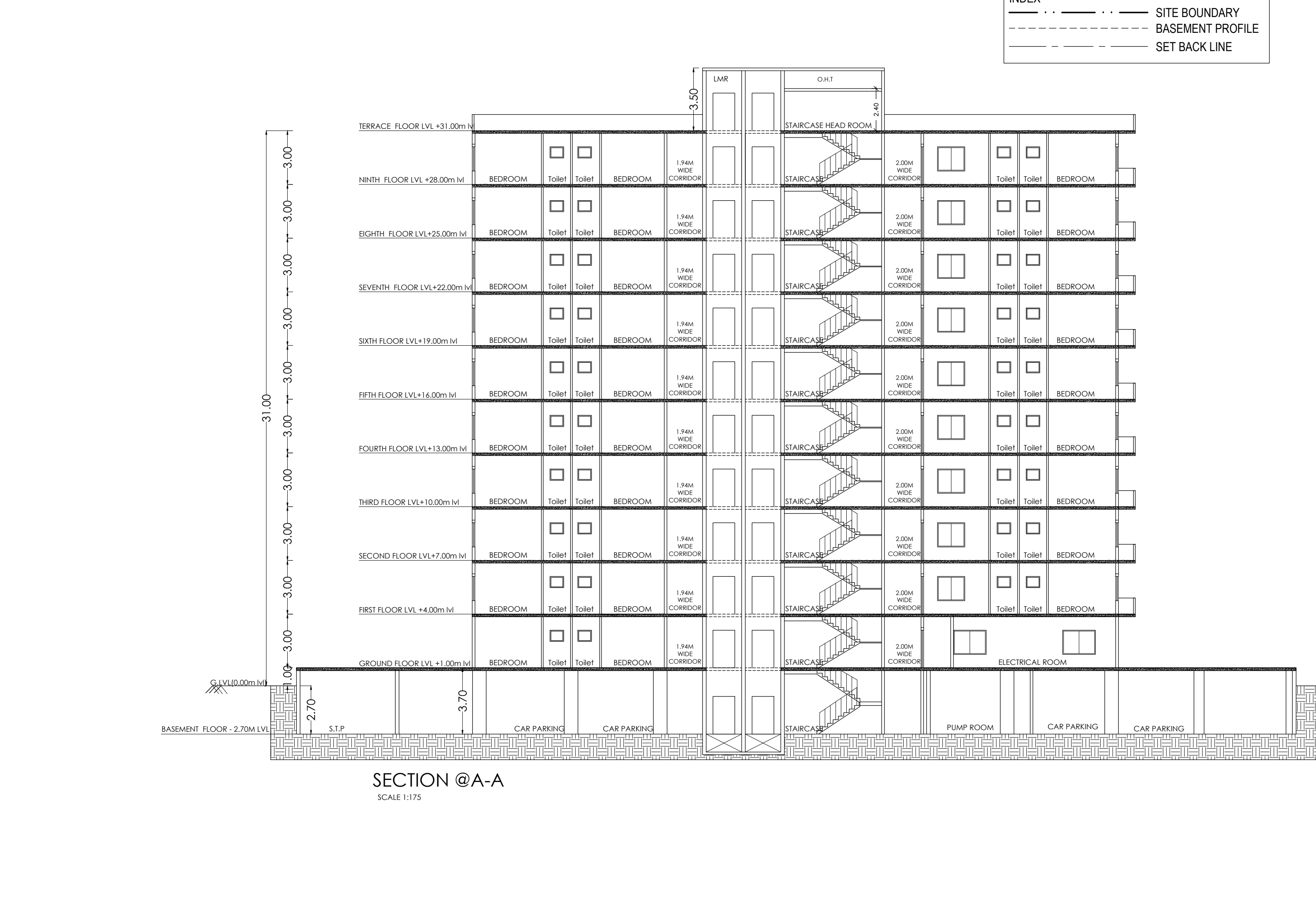
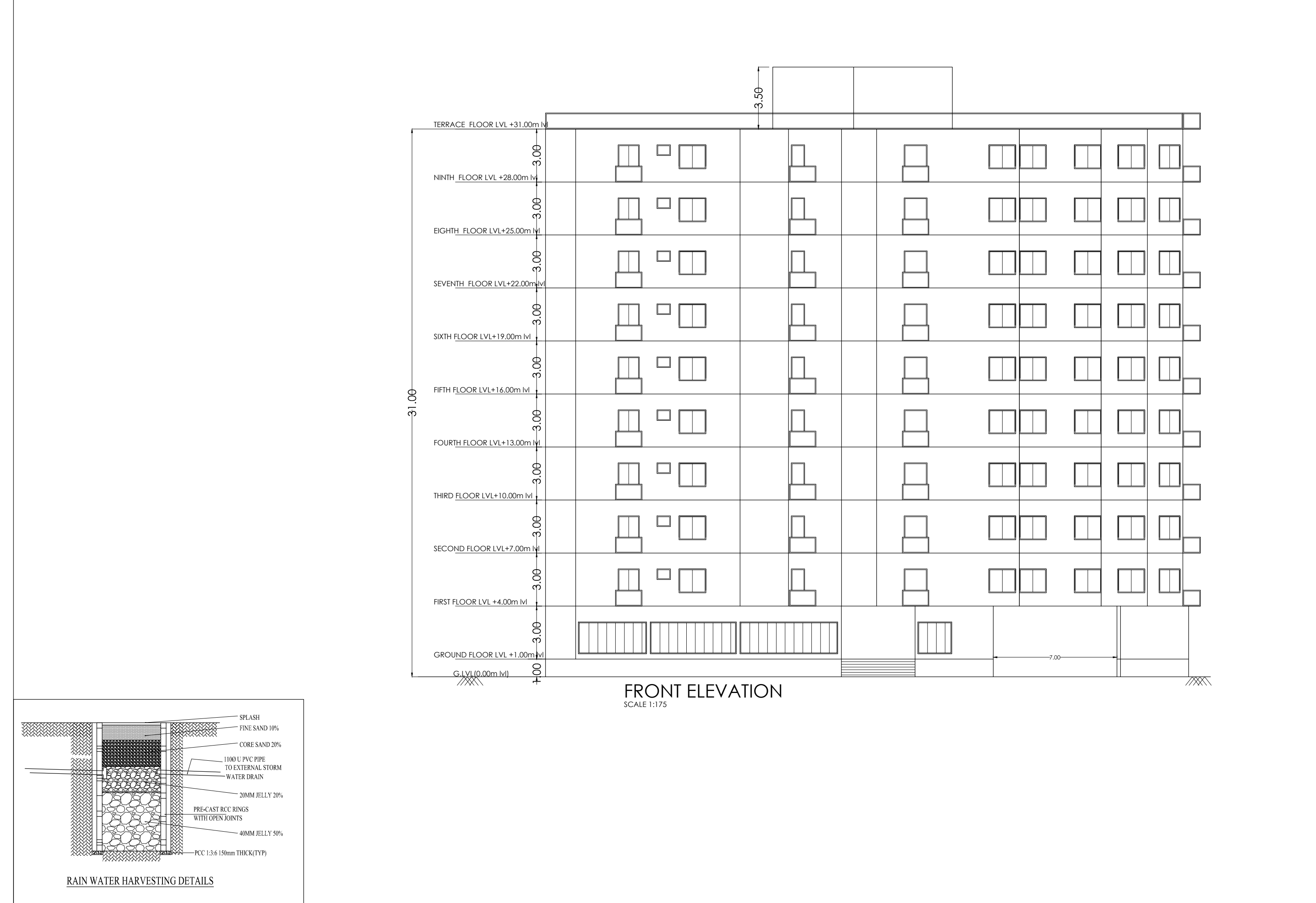
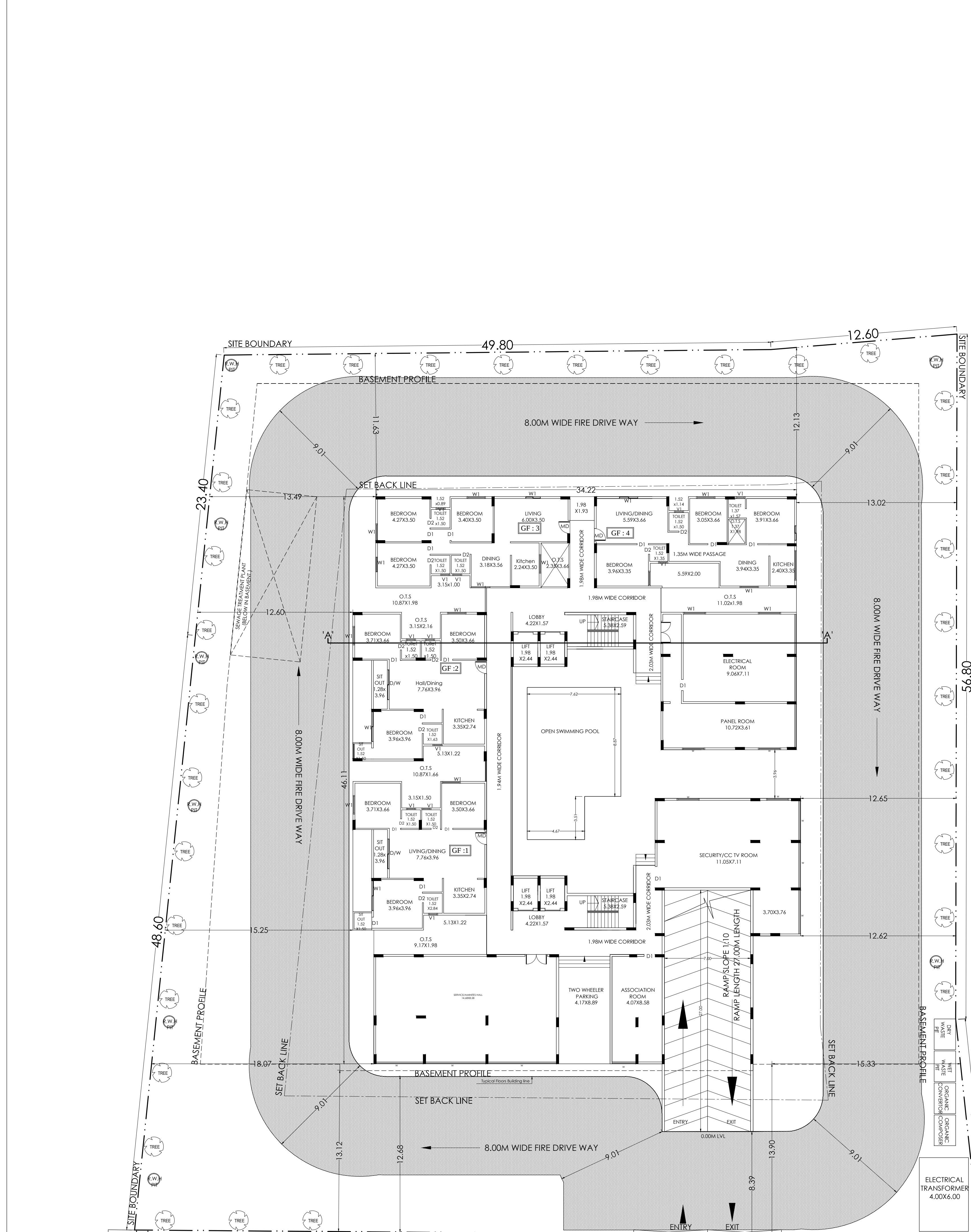
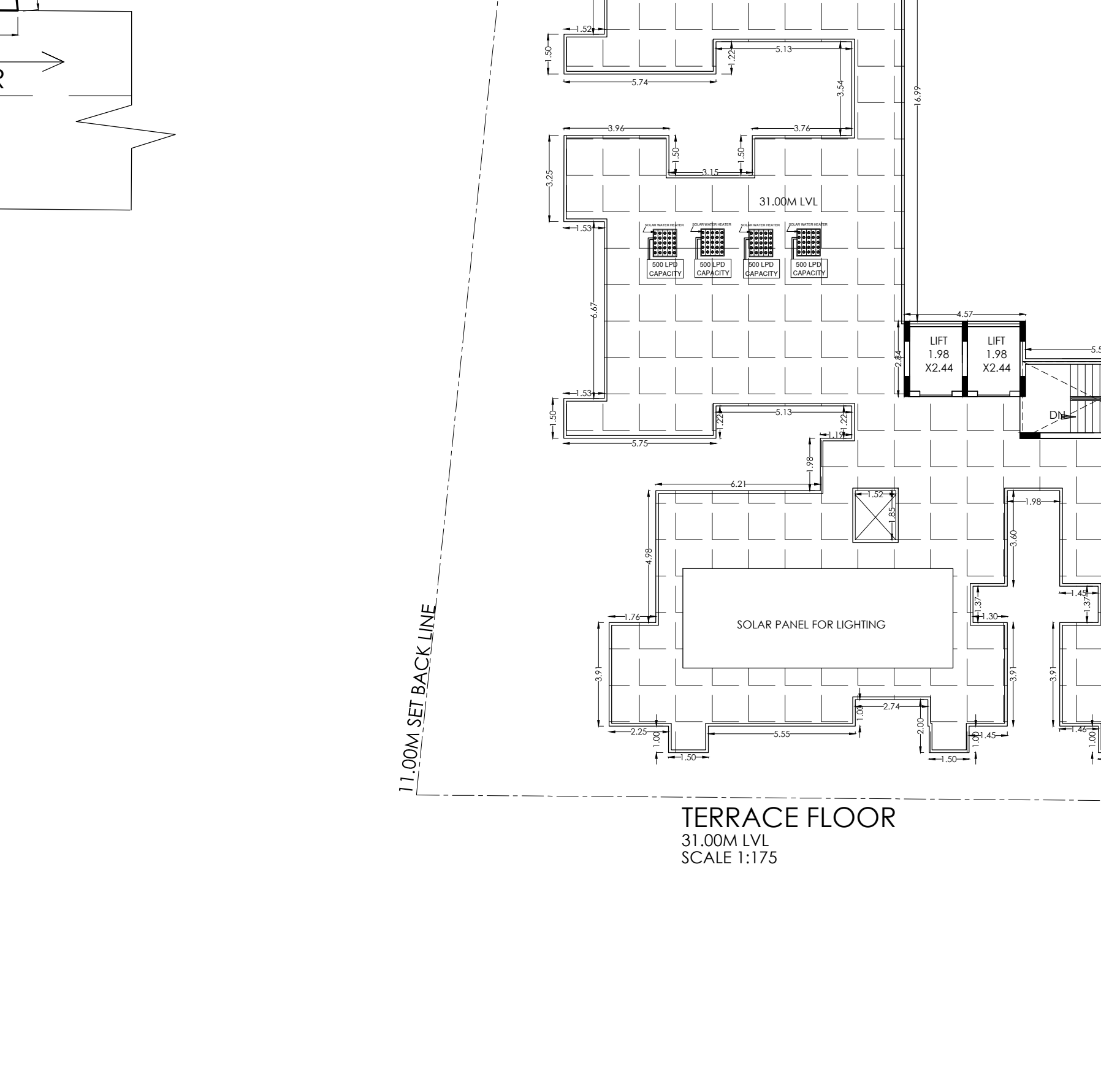


[illegible]



69.00
EXISTING 18.00M WIDE ROAD
(18.00M ROAD AS PER RMP 2015)
EXISTING ROAD ALREADY WIDENED
GROUND FLOOR PLAN
04 UNITS(SCALE 1:175)
Floor Level +1.00m M



Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.

Sanction is accorded for the Residential Apartment Building plan at @BMP KATHA No. 363, Sy No. 113, Mangalore No. 44, BALAGERE VILLAGE, WARD No. 143/PD No. 363/1/13/4.

Sanction is accorded for Residential use only. The use of the building shall not be devoted to any other use.

2917.89 Sqm area reserved for car parking shall not be converted for any other purpose.

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.

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 for the site above 371 Sqm.

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.

Necessary ducts for running telephone cables, cables 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 material / 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.

The applicant shall provide a space for locating the distribution transformers & associated equipment as per I.E.C (IS: 11) code leaving 3.00 mts. from the building within the premises.

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 provision for telecom services as per bye-law 14.

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.

Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

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.

Technical personnel, applicant or owner as the case may be shall strictly observe the rules and responsibilities specified in Schedule 8C IV (Bye-law No. 3.6) under sub section IV-4 (b) to (k).

The building shall be constructed under the supervision of a registered structural engineer.

The building shall not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.

The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

The building shall be designed and constructed according to the norms prescribed in National Building Code and in the 'Criteria for earthquake resistant design of structures' bearing No. 15 1993/2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

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 8C-31) of Building bye-laws 2003 and Government orders to time shall be ensured.

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 applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid nuisance during late hours and early morning hours.

Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for re-use / disposal (Applicable for Residential unit of 20 and above and 2000 Sqm and above built-up area for Commercial building).

The structures with basements shall be designed for structural stability and safety to ensure soil stabilization during the course of excavation for basements with safe design for retaining walls and super structures 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 safety barricades.

Two-wheeler parking shall be provided as per the building bye-law.

The Owner / Association of the high-rise building shall conduct two mock 8C trials in the building one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.

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 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.

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 (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 to be cancelled.

The Applicant should follow the instruction of BWSBS specified in the DO letter No. BWSBS/AD/2019/20, Dated: 25-05-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sqmts.

The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

The Applicant / Owner / Developer shall plant one tree for every 240 Sqm of FAR areas as part thereof in case of Apartment / group housing / multi dwelling undeveloped plan and at least two trees for single unit.

The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.

The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.

The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

BBMP will not be responsible for any dispute that may arise in respect of property in question.

In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the high provisions and suitable legal action will be initiated.

The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement Certificate in case of Residential Apartments having 8 Units and more.

The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.

Owner / builder / GPA holder / developer shall take all precautionary measures to ensure the safety of persons involved in the construction activities.

Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing) Hoisting Letter No. LD/SLT/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.

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.

The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

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.

Employment of child labour in the construction activities strictly prohibited.

Obtaining NOC from the Labour Department before commencing the construction work is a must.

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Department	KFES/GB/11/302/2004w/ No. KFS/2004/2004w/ Dated: 11/09/2021	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Apartment Authority Of India	MAU/2004/2004w/ DATED: 26/06/2021	
3	KSPCB	PCR ID: 18624 DATED: 13/06/2021	
4	H.A.	154-234/2020w/ Dated: 13/06/2021	
5	BANES	BANES/2021-22/2021/157007 DATED: 31/08/2021	
6	BESCOM	BESCOM/2021-22/2021/157007 DATED: 31/08/2021	

SANCTIONING AUTHORITY :			
OFFICIAL SIGNATURE	OFFICIAL SIGNATURE	OFFICIAL SIGNATURE	OFFICIAL SIGNATURE
DATE	DATE	DATE	DATE