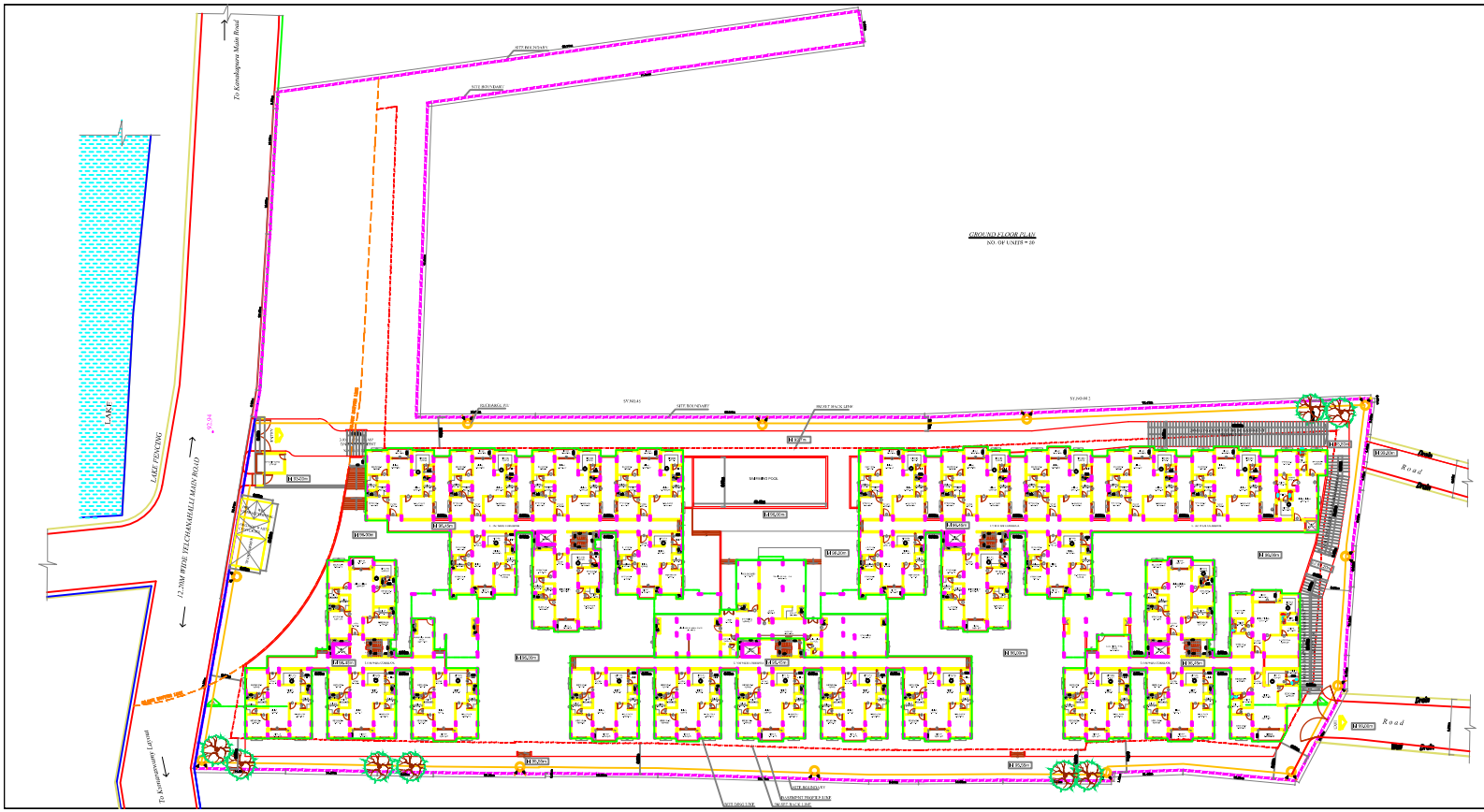

BBMP/Addl.Dir/JD/JC/PO/SO/EO/AE

1) Sanction is accorded for the proposed Residential use only.
   a) Construction of BF+G+4 (Four upper floors) only.
2) Sanction is accorded for Residential use only. The use of the building shall not be changed at any time.
3) Basement floor is reserved for parking and shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and storm water drains is to be paid to the Bangalore Water Supply & Sewerage Board.
5) Necessary roads for removing the solid waste and lands at a distance of 7.5 meter from the building to leave for storing garbage within the premises shall be provided.
6) The applicant shall obtain a Labour Welfare Board Clearance for the use of construction workers and it shall be produced at the time of the occupancy certificate.
7) Provision shall be made for the safety measures to protect the construction workers against any accident and work materials among during the time of construction.
8) The owner/developer shall not mortgage/sell the flats/units or footpath or any assets or any part of the property to any person/s or institution/s without the prior approval of the BBMP.
9) The owner/developer is prohibited from transferring the maintenance of common amenities and the common facilities areas, which shall be retained in hand of the owners and occupants.
10) The applicant shall provide a space in the lobby for the distribution transformers & associated equipment as per KCDC Act & Kill extending 1.5 meter from the building within the premises.
11) The applicant shall provide a separate room particularly 4.25x2.25m is assumed for installation of telecom equipment and also facilitate provisions for telecom services as per the norms.
12) The applicant shall monitor during construction work/demolishing as considered necessary by present land, dwelling & other nearby buildings endangering the safety of adjoining structures, and shall be responsible.
13) The applicant shall not cut a street tree/s/s in the green area.
14) Permission shall be obtained from forest department for felling trees before the commencement of the work.
15) Licence and approved plans shall be posted in a conspicuous place of the licensed premises.
16) If owner / Architect/Engineer/Structural Engineer/Developer shall violate the Architect / Engineer/Supervision not be informed by the Authority in the first instance, cancellation, the second instance and cancel the registration if the same is requested for the building.
17) The building/premises, constructed or owned or the owner may be or shall be liable to the duties and responsibilities specified in Section 3 & 4 of the Karnataka Apartments Act, 1972 or the Karnataka Apartments Ownership Act, 1974.
18) The owner/developer shall get the constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundations and in the case of multi-storied structure after erection of lintels "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Commencement or recommencement of work during stand-alone two-storey and above buildings the copy of the notice from the date of issue of Licence is to be sent to the commissioner to occupy the building after the work is over.
21) The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the Competent Authority.
22) Potable water supply for the BBMP area shall be used for the construction activity of the buildings.
23) The applicant is to ensure that the Rain water Harvesting Structures are provided & maintained in good condition for storage of water for non-potable purposes or recharge of ground water at all times having a storage capacity as specified 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" Reading the Bye-law 32(b) published by the Bureau of Indian Standards relating the building constructions and safety.
25) The applicant shall provide safe water treatment as per IS:10500 of the Bye-law 34 for the use of the occupants of the building.
26) Fire Officer to inspect the "Hotel/guest premises prescribed in schedule-A Fire Bye-law 31 of the Building bye-law 2003 and take necessary.
27) The owner/developer shall make provision for parking space in the ground floor for the use of the Security personnel/watch and security man, and also children and the equipment and through a ramp for the physically disabled persons together with the adequate extra.
28) The Occupancy Certificate will be considered only after ensuring that the conversions of conditions vide SL No.23 & 25 & 26 are produced to the building.
29) The owner/developer shall not encroach upon the road/footpath/drain, neighbours in the capacity of construction and that the construction activities shall not disturb/harm TWD/Public or avoid hindrance during the forms.
30) Segregation of Dry waste and Wet waste (Biodegradable) shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit of adequate capacity within the site for its own Organic Fertilizer for maintaining Kitchen of 50 sm above and 2000 sqm and above shall be as per the Government Orders.
31) The site shall be well illuminated and be designed for structural safety and safety in case of fire and other hazards. The electrical installations shall be provided with the design for lightning rods and such structures for the safety of the structure as well as neighbour's property, public roads and footpaths, and besides ensuring safety of the occupants of the building from the lightning hazards.
32) Sufficient number of fire fighting equipments is provided as per requirement.
33) In case of any false information/ misrepresentation of facts, or pending court cases, the sanction is deemed cancelled.

**Special Condition as per Karnataka Government of Revenue order of Karnataka wide ARDERA/ 2/ 2/ 2