

1. Modified Plan is sanctioned subject to the following conditions:

1. Modified Plan Sanction is accorded for Residential Apartment Building Situated At Katha No.2110141A/Sy.No.1411A,Doddakannanahalli village,Varthur Hobli,Marathalli subdivision,Ward no.150,Mahadevapura Zone,Bangalore.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement and Stilt floor area and surface area is reserved for car parking and 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, cables at ground level for postal services & space for dumping garbage within the premises 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/unlawful incidents arising during the life 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. (E & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.55 m in the basement for installation of telecom equipment and also to make provisions for telephony 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 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 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, architect or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (Bye-law No. 3.5) under sub section 9.8 (b) to (v).
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 column structure after 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 recharging of ground water at all times having a minimum total capacity mentioned in the Bye-law 37(a).
24. 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. 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 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.
28. 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 compensation 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 buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit of required capacity installed at site for 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 excavation of the 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 soil saturation of workman and general public by erecting safe barricades.
32. Sufficient two wheel parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be approved from the Competent Authority if necessary.
34. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permit issued once in two years.
35. The Owner / Association of the highrise building shall get the building inspected by empowered agencies of the Fire Force Department to ensure that the fire equipment 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.
36. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every two 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 that once in two years.
37. The Owner / Association of the high-rise building shall conduct two mock-drills in the building one before the onset of summer and another during the winter and assure complete safety in respect of fire hazards.
38. Payment of license fees for sanction of this plan is subject to result of W.P.No.4906/2008 & 2993/2008.
39. 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 owners about the risk involved in the contravention of the provisions of the act, rules, Bye-laws, zoning Regulations, Sanction Orders and Policy orders of the BEMP.
40. 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 BEMP (sanction authority) of intention to start work within the term prescribed in Schedule V. Further the owner/Developer shall give intimation on completion of the foundation or footing of walls/columns of the foundation. Otherwise the plan sanction is deemed cancelled.
41. The Owner/Developer should abide by the outcome of final orders of Hon'ble Supreme Court / High Court towards reversion of 10% Park and Open spaces in the plan proposed for development.
42. The applicant should relinquish the Road Widening area of 102.93sqmts before issue of Commencement Certificate.
43. 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 (Hosdadaag hoddake) LD/SLET/2013, dated: 01-04-2013

1. 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 also be submitted to the concerned local Engineer in charge to inspect the establishment and ensure the registration of 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 by him.
4. At any point of time No Applicant/Builder/Owner/Contractor shall engage a construction worker in his site or workplace who is not registered 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 labour camps / construction sites.
2. 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.
4. Obtaining NCC from the Labour Department before commencing the construction work is a must.
5. BEMP 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.

As per Commissioner Revised Circular No. Add.DTP/JD(N)/DM/320/15-16 dt: 04-09-2015.

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Reference No & Date.	Conditions Imposed
1.	Fire Force Department	No.GBC(1411)/2015, Dated 23/11/2015.	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2.	Airport Authority of India	BANG/SOUTH/B/071717/232405/ Dated 28/08/2017.	
3.	BESCOM	EE/HSR/AEE(O)/AE-1/16-17 6442 Dated 20/02/2017.	
4.	BSNL	No.DE/SANBG/S-11/VOL XII /26 Dated @BG-41 The 26/10/2016.	
5.	BWSSB	No.BWSSB/EIC/CE(M)/ACE(M)-III/DCE(M)-I/TA(M)/3748/2016 -17.Dated :04/07/2016.	
6.	KSPCB	No. PCB/346/CNP/16/H-746 Dated : 12/01/2017.	

IV. FEE DETAILS:

The Applicant has paid Rs. 15,22,500.00 vide receipt No. RE-fms331-FP/0002005 dated: 29-06-2017 for the following:-	
License Fees	Rs. 4,55,355.00
Ground Rent	Rs. 2,27,654.00
Beltment Charges	
a) For Building	Rs. 10,118.00
Security Deposit	Rs. 5,05,898.00
Plan copy charges	Rs. 86,000.00
1% Labour Cess Service Charges	Rs. 15,546.00
Compounding Fee	Rs. 1,16,053.00
Lake Improvement Charges	Rs. 1,05,770.00
TOTAL	Rs. 15,22,394.00
Rounding off Rs. 106.00	TOTAL Rs. 15,22,500.00

The Applicant has paid Rs. 6,56,000.00 through NEFT vide no. IBKLR9217062700053290 dated 27-06-2017.

V. FLOORWISE FAR STATEMENT: A (KUMARI BUILDERS)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift MC Deduction	Void Deduction	Ramp Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenament No.
Basement Floor...	70.36	56.67	0.00	13.69	0.00	0.00	0.00	0.00	0.00	0.00
Seventh Floor...	1187.92	0.00	13.69	0.00	0.70	0.00	0.00	1173.54	1173.54	11.00
Sixth Floor...	1187.92	0.00	13.69	0.00	0.70	0.00	0.00	1173.54	1173.54	11.00
Fifth Floor...	1187.92	0.00	13.69	0.00	0.70	0.00	0.00	1173.54	1173.54	11.00
Fourth Floor...	1187.92	0.00	13.69	0.00	0.70	0.00	0.00	1173.54	1173.54	11.00
Third Floor...	1187.92	0.00	13.69	0.00	0.70	0.00	0.00	1173.54	1173.54	11.00
Second Floor...	1187.92	0.00	13.69	0.00	0.70	0.00	0.00	1173.54	1173.54	11.00
First Floor...	1187.92	0.00	13.69	0.00	0.70	0.00	0.00	1173.54	1173.54	11.00
Ground Floor...	1129.52	0.00	13.69	0.00	0.70	0.00	0.00	1115.13	1115.13	11.00
Stilt Floor...	1365.33	0.00	13.69	0.00	0.00	0.00	1294.97	0.00	56.67	0.00
Basement Floor...	1247.80	0.00	13.69	0.00	0.00	172.04	2005.40	0.00	56.67	0.00
Total	13128.47	56.67	136.88	13.69	5.58	172.04	3300.37	9329.90	9443.24	88.00

VI. SCHEDULE OF JOINTRY:

NAME	LENGTH	HEIGHT	NO.
MD	0.76	2.13	176
MD	0.81	2.13	216
MD	1.07	2.13	88

VII. SCHEDULE OF JOINTRY:

NAME	LENGTH	HEIGHT	NO.
W	2.01	1.20	08
W	2.44	1.20	08
W	3.05	1.20	25
W	3.20	1.22	08
SD	3.20	2.13	08
W	3.35	1.20	24
W	3.35	1.20	08
CW	3.68	1.20	08
W	3.91	1.22	08
W	4.06	1.22	08
W	5.33	1.20	48
CW	5.59	1.20	16
CW	5.59	1.20	08
CW	6.05	1.20	16
CW	6.81	1.20	08

VIII. TITLE: STILT FLOOR PLAN

SCALE : 1:100

PAGE : 02 OF 05

DATE : 13/06/2017

DR: [Signature]

PROJECT NO: [Number]

CLIENT: [Name]

LOCATION: [Address]

DATE: [Date]

BY: [Signature]

FOR: [Name]

RE: [Subject]

TO: [Name]

FROM: [Name]

SUBJECT: [Subject]

DATE: [Date]

BY: [Signature]

FOR: [Name]

RE: [Subject]

TO: [Name]

FROM: [Name]

SUBJECT: [Subject]

DATE: [Date]

BY: [Signature]

FOR: [Name]

RE: [Subject]

TO: [Name]

FROM: [Name]

SUBJECT: [Subject]

DATE: [Date]

BY: [Signature]

FOR: [Name]

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No: Ad. Com./MDP/0743/15-16

Application Type: General

Zone: Mahadevapura

Proposed Development: Residential

City Survey No: 0.00

Location: Ring-III

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)

Land Use: Residential (Main)