



No. A

59213

ಬೃಹತ್ ಬೆಂಗಳೂರು ನಗರ ಮಂಡಳಿ

I Conditions:

1. Sanction is accorded for the proposed **Residential Apartment Building use only:**
 - a) Construction of BF+GF+ 4UF (Four upper floors only).
2. Sanction is accorded for **Residential** use only. The use of the building shall not be deviated to any use.
3. **Basement Floor** area reserved for 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 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 / 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 3.00mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.30 x 3.65m 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 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 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 erection of the columns "COMMENCEMENT CERTIFICATE" shall be obtained.

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20. Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
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 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 Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 06.00 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 its 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 course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. The applicant should abide by the under taking submitted on dated: 07-09-2019 to follow the final orders of the Hon'ble High Court WP No 35631/2019 (LB BMP) towards the payment of Ground rent,
34. 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 owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning regulations, Standing orders and policy order of the BBMP.
35. 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 of BBMP (Sanctioning Authority) of the intention to start work in the

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from 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 cancelled.

36. As per Building Bye-law 2003 Schedule IV-7.1 validity of registration for Architect/ Engineer / Supervisor/Structural Engineer by the authority shall be for a period of five years and renewable thereafter for every five years unless the same is cancelled by the authority. The application for renewal shall made to the authority one month before the date of expiry of the registration. If any owner/builder contravenes the provisions of these bye-laws and rules in force, the authority shall inform the same to the registered Architect / Engineer / Supervisor / Structural Engineer in the first instance, warn in the second instance and cancel the registration if the same repeated for the third time.
37. As per Building Bye-law 2003 Schedule IV-8(i) The validity of Registration for Architect / Engineer / Supervisor / Structural Engineer shall not materially and structurally deviate from the sanctioned plan, without previous approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulation, Standing Orders and Policy Orders of the Corporation.
38. 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 Karnataka vide ADDENDUM (ಪೊಸದಾಗಿ ಹೂಡಿಕೆ) ಪತ್ರ ಸಂಖ್ಯೆ: LD/95/LET/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 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.
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 work place 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 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.

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II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	BWSSB	EIC/CE(M)/ACE(M)-IV/DCE(M)-III/TA(M)-III/1882/2019-20 DT: 25-07-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	KSPCB	CTE-312106 PCB ID 78033 DT: 10-04-2019	

III. FEE DETAILS

The Applicant has paid the fee vide Receipt No. RE-ifms624-TP/000081 Dated: 07-09-2019 & RE-ifms624-TP/000085 Dated: 13-09-2019 for the following:-

1. License Fees	:Rs	12,09,314.00
2. Scrutiny Fees	:Rs	29,887.00
3. Betterment Charges	:Rs	1,08,578.00
4. Security Deposit	:Rs	13,10,313.00
5. Plan Copy & Compound wall charges	:Rs	56,600.00
7. Lake Rejuvenation	:Rs	1,02,965.00
Add 1% for administrative charges towards Labour Cess.	:Rs	23,825.00

SAY Rs. 28,41,482.00

(Twenty Eight Lakh forty one Thousand Only)

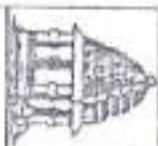
Labour Cess:

The Applicant has paid Rs. 23,59,000/-

Vide Rc:HO/23923/2019, NEFT/RTGS No UBINR22019090500289661 Dt: 05-09-2019

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ
ದಿನಾಂಕ 12/09/2019 ರ ಮೇರೆಗೆ ಎಚ್. ಪಿ. ಸಂಖ್ಯೆ:ಬಿಬಿಎಂ/ಆ.ಸಿ./ಬಿ.ಸಿ(ಸಂಯೋಜನೆ)/2019/20 ದಿನಾಂಕ: 13/9/2019
ಕಟ್ಟಡದ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ವಿಧಿಸಲಾಗಿರುವ ಐದನೇ ಒಳಪಟ್ಟು
ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 13/9/2019 ರಿಂದ
12/9/2019 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

ಬಂಟಿ ನಿರ್ದೇಶಕರು (ಇಂಗ್ಲಿಷ್ ಯೋಜನೆ-ದಕ್ಷಿಣ)
ಬಹುತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಬೆಂಗಳೂರು
13/9/19
13/9/19
13/9/19



ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ - ಕಂದಾಯ ಇಲಾಖೆ
BRUHAT BENGALURU MAHANAGARA PALIKE - REVENUE DEPARTMENT

ಎಸ್.ಎ.ಎಸ್. ಮೂಲ ಅರ್ಜಿ ಸಂಖ್ಯೆ
SAS Base Application No:

13356374

2019-2020

ಅರ್ಜಿ ಸಂಖ್ಯೆ
Application No :

1601600573

ಅಮ್ಮ ಮೂಲದ ವಾರ್ಡ್ ಸಂಖ್ಯೆ
ಮತ್ತು ಹೆಸರು
Ward No & Name as declared

193- Arekere

ಪಾವತಿಸಿದ ಸ್ಥಳ :
Payment Location :

PayU

ಅಸ್ತಿ ತರಿಗೆ ಕಡಿತ PROPERTY TAX RECEIPT (ಎಂ.ಎ.ಆರ್. 31ಎ ನಿಯಮ 73 M.A.R. 31A Rule 73)

ಕಡಿತ ಸಂಖ್ಯೆ
Receipt No.

19201608528

ದಿನಾಂಕ:
Date:

26-04-2019.

ವಸತಿ ಮೂಲ ವರ್ಗೀಕರಣ
Residential zone classification
declared by tax payer

E

ವಸತಿಯಾಳದ ಮೂಲ ವರ್ಗೀಕರಣ
Non Residential zone
classification declared by tax
payer

ಮಾಲೀಕರ
ಹೆಸರು :
Owner's
Name :

MARUTHI KUMARA

ಸ್ಥಳೀಯ ವಿಳಾಸ :
Property Address :

1307/69/1 Hukimavu layout,

Old PID No /
Khatia /
Survey No:

1307/69/1

Mode of payment
Online / Cheque / DD / PO / Cash

8362260107

ಪಾವತಿ ವಿವರ
Payment
Details:

Full Payment

ಪಾವತಿ ಟ್ರಾನ್ಸಾಕ್ಷನ್ ಸಂಖ್ಯೆ
Payment Transaction Number :

150055019317

1

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11

12

ತರಿಗೆ ವಾರ್ಷಿಕ
ಮಾಸ
Tax Paid Year

ಅಸ್ತಿ ತರಿಗೆ
Property Tax

ಉದ್ಭವ
Cesses

ಒಟ್ಟು ತರಿಗೆ
Total Tax

ಪರಿಶೀಲಿಸಿದ
ಒತ್ತಾಯ
Relieve Available

ದಂಡ
Penalty

ಬಡ್ಡಿ
Interest

ಕಡಿತ ಕ್ಯಾಷ್
ಎವಡ್ಡ
SVM Cess

ಪಾವತಿಸಬೇಕಾದ
ನೆಟ್ ತರಿಗೆ
Net Tax to be
Paid

ಮುಂಗಡ ತರಿಗೆ
Advance Tax

ಪಾವತಿಸಬೇಕಾದ
ಬಾಕಿ
Balance Tax
Paid

ಮೇಲ್ಕಂಡ
ಅಧಿಕಾರದ
ಅಂಶ
Excess amount
to be adjusted

2019-2020

16308.86

3914.13

20222.99

1011.15

0.00

0.00

0.00

0.00

19212.00

0.00

19212.00

0.00

Amount in Words : Rupees Nineteen Thousand Two Hundred And Twelve only

Please Note : This payment is accepted subject to verification of accounts. If payment instrument is dishonored, then action as per Negotiable Instruments Act will be initiated. Further this payment is accepted subject to verification of the property by the BBMP. If the above declaration made under SAS is found to be false action as per KMC Act will be initiated. If the tax-reassessed is more than 5 % than the tax remitted under self-declaration, the evaded tax shall be payable together with a penalty not less than twice the tax payable along with interest for the difference amount payable calculated @ 24% p.a.
Terms and conditions : This computation of property tax capping the increase to 20%-25% is subject to verification of property and verification of previous property tax returns filed. The tax payer is liable to pay the balance property tax as per rules in all cases of discrepancies.

This is a computer generated receipt and does not require a seal and signature.





Bruhat Bengaluru Mahanagara Palike
Office of Assistant Revenue Officer Arekere Sub Zone Bomanahalli Zone

**Receipt
(General Purpose)
[para 22(1)]**



Receipt Number : RE-ifms452-Misc / 000233 **DDO** : ddo452 Assistant Revenue Officer Arekere Sub Zone Bomanahalli Zone
Receipt Date : 16-Nov-2015 **Ward** : 193 Arekere
Reference : KTR/189 / 16-Nov-2015 **Credited to** : Canara Bank, Bangalore City Corpn. E.C. (Cor) (CNRB0008401) - 8401132000019 (Misc)

Received the sum of Rs. 809670.00 (Eight Lakh Nine Thousand Six Hundred Seventy) from

Sri/Smt MARUTHI KUMAR A
69/1 HULIMAVU
Bengaluru 560078

towards the following -

Sl No	Name	Misc.	Amount	Remarks
1	R0130 Improvement Charges		809670.00	

Amount received as :

Sl No	Type	Bank	Chq/DD No.	Chq/DD Dt.	Amount
1	DD	Karnataka Bank Ltd	085045	16-Oct-2015	809670.00

for Bruhat Bengaluru Mahanagara Palike
Assistant Revenue Officer
Arekere Sub Zone Bomanahalli Zone

