

BBMP/Addl.Dir/JD NORTH/0009/17-18
(RESIDENTIAL APARTMENT BUILDING PLAN SANCTION)

I. Plan is sanctioned subject to the following conditions:

- Sanction is accorded for Residential Apartment Building Situated At Katha No.1366, SY No. 105 (Old SY No.54), Municipal No.153, Panathur Village, Varthur Hobli, Ward No. 149, Whitefield Sub-Division, Bangalore East Taluk, Bangalore.
a) Consist of BF+GF+04UF (four upper floors) PROPOSED only.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- Basement floor area is reserved for car parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cubicles 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 materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by 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 K.E.R.C (Es & D) 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 provisions for telecom services as per Bye-law No. 25.
- 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.
- The applicant shall plant at least two trees in the premises.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- 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.
- 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 adhere to the duties and responsibilities specified in Schedule IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns " COMMENCEMENT CERTIFICATE" shall be obtained.
- 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.
- The building should not be occupied without obtaining " OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- 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).
- 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.
- 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 31) of Building Bye-laws 2003 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 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.
- 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.
- 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).
- 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 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 safe barricades.
- Sufficient two wheeler parking shall be provided as per requirement.
- 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.
- Payment of license fees for sanction of this plan is subject to result of W.P.No.4906/2008 & 2993/2008.
- If any owner /builder contravenes the provisions of Building Bye-laws and rules in force, the Authority will inform the same to the registered Architect/Engineers/Supervisor in the first instance, warn in the second instance, and cancel the registration of the professional if the same is repeated in the third instance.
- 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, 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(sanction 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 is deemed cancelled.
- The Owner/Developer should abide to the outcome of final orders of Hon'ble Supreme court / High Court towards reservation of 10% Park and Open spaces in the plot proposed for development.
- As per commissioner order BWSSB NOC should be submitted before obtaining Occupancy Certificate.
- 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
(Hosadaagi hoodike): LD/95/LET/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.
 - 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:**
- 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.
 - 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, the plan sanctioned stands cancelled automatically and legal action will be initiated.

As per Commissioner Revised Circular No. Addl.DTP.JD(N)/DM3/PR/320/15-16 dt: 04-09-2015.

II. FEE DETAILS:

The Applicant has paid Rs. 48,88,000.00/- vide receipt No. RE-ifms331-TP/000178 dated: 19-June-2017 for the following:-

1. Ground Rent	: Rs. 865109.00
2. Licence Fees	: 1730218.00
3. Scrutiny Fee	: 86511.00
Total of 2 + 3 =	: 1816728.00
Already Paid vide Receipt No. RE-ifms331-TP/000032 dated: 17-04-2017:	77526.00
Balance Fee to be paid	: 1739202.00 : Rs. 1739202.00
4. Betterment Charges	
a) For Building	: Rs. 38449.00
b) For Site	: Rs. 132297.00
5. Security Deposit	: Rs. 1922464.00
6. Plan copy charges	: Rs. 86000.00
7. Compound Wall	: Rs. 10000.00
8. 1% Service Charges on Labour Cess to be paid to BBMP	: Rs. 29418.00
9. Lake Improvement charges	: Rs. 64496.00
TOTAL	: Rs. 4887436.00
Rounding off Rs.564.00 TOTAL	Rs. 48,88,000.00
The Applicant has paid vide RTGS No: SIBLR52017061400263106 dated: 14-06-2017	
Amount Rs.29,12,500.00/-	
Labour Cess	: Rs. 2912419.00
Rounding off Rs. 81.00 TOTAL	Rs. 29,12,500.00

III. NOC DETAILS:

Name of the Statutory Department	Reference No & Date.	Conditions imposed
BWSSB	Acknowledgement copies seeking NOC enclosed Dated:28-04-2017	As per commissioner order BWSSB NOC should be submitted before obtaining occupancy certificate
KSPCB	PCB/82/CNP/17/H-324 Dated:20-July-2017	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.