

Conditions:

- Sanction is accorded for the proposed Residential Apartment Building.
- Construction of B.F+G.F+14 UF (Fourteen Upper Floors) only.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- Basement Floor and Surface area 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, 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 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 (E & 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. 3.5) under sub section IV-A (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 before 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 Sl. 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 100 kg 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.
- The NOC from KSPCB / State Level Environment Impact Assessment Clearance (SEIAC) / The Ministry of Environmental and Forest (MOEF) should be taken before commencement of work (if applicable).
- 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.
- The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
- The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments 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.
- 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 / Life etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
- The Owner / Association of the highrise building shall conduct two mock - trials in the complete safety in respect of fire hazards.
- Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2933/2008.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
- The NOC from KSPCB should be submitted before obtaining Commencement Certificate.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (referred) dated 19/09/2013, 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 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.
- 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.

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC(1734/2012, dated: 10-05-2013)	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	AA/BIATM/NOC/JA/KKSOUTH/ BQ417120201561-65, dated: 07-05-2012	
3	KSPCB	Acknowledgment copy enclosed	
4	BWSSB	BWSSB/ECI/ACB/DC/EM/17TAM/1826/2013-14, dated: 28-04-2013	
5	BESCOM	EE/EC/HD/AC/EO/1A/ET/7-22846 dated: 02-01-2013	
6	BSNL	DEM/VIS/BG/8-11/NOV/11, dated: 27-04-2012	

III. The Applicant has paid the fees vide Receipt No TPJ/JDTPNRT/012013-14/Sep/0016 Dated: 04-09-2013 for the following:-

1. Ground Rent	6,23,426.00
2. Betterment Charges	31,171.00
a) For Building	
b) For Site	80,960.00
3. Security Deposit	15,56,566.00
4. Licence Fee	12,03,601.00
5. Plan copy Charges	68,800.00
6. Compound wall charges	10,000.00
7. Administrative charges of 1% against Labor Cess	18778.00
TOTAL	35,93,301.00
Say Rs.	35,94,000.00

8. Labor Cess
08-2013
Rs.16,61,000/-Paid vide DD No 001116 dt:03.

TOTAL SITE AREA	= 4275.63SMT
KHARAB AREA	= 227.63SMT
NET SITE AREA	= 4048.00SMT

FLOORS	BUILT UP AREA	DEDUCTION AREA	NET AREA
BASMENT FLOOR	3317.15	3108.19	208.97
GROUND FLOOR	827.93	14.82	813.11
1st FLOOR	802.96	14.82	788.14
2nd FLOOR	817.14	14.82	802.32
3rd FLOOR	817.14	14.82	802.32
4th FLOOR	817.14	14.82	802.32
5th FLOOR	827.08	14.82	812.26
6th FLOOR	827.08	14.82	812.26
7th FLOOR	817.14	14.82	802.32
8th FLOOR	825.96	14.82	811.14
9th FLOOR	825.96	14.82	811.14
10th FLOOR	818.59	14.82	803.77
11th FLOOR	818.59	14.82	803.77
12th FLOOR	817.14	14.82	802.32
13th FLOOR	817.14	14.82	802.32
14th FLOOR	879.27	14.82	864.45
TERRACE FLOOR	112.25	112.25	- - -
TOTAL	15585.67	3442.74	12142.93

F.A.R. = 12142.93 / 4048.00 = 2.999 < 3.00

COVERAGE = 827.93 / 4048.00X100 = 20.45% < 20%

NO. OF UNITS = 56NO'S

NO. OF CARPARKING

UNITS AREA BETWEEN 150SMT TO 225SMT = 53NO'SX01 = 53 CARS

UNITS AREA BETWEEN 225SMT TO 300SMT = 03NO'SX02 = 06 CARS

CLUB HOUSE AREA = 323.03 / 50 = 07 CARS

10% FOR VISITOR = 07 CARS

TOTAL = 73 CARS

BASEMENT PARKING = 65CARS

GROUND FLOOR SURFACE PARKING = 08 CARS

CAR PARKING REQUIRED = 73 CARS

CAR PARKING PROVIDED = 73 CARS

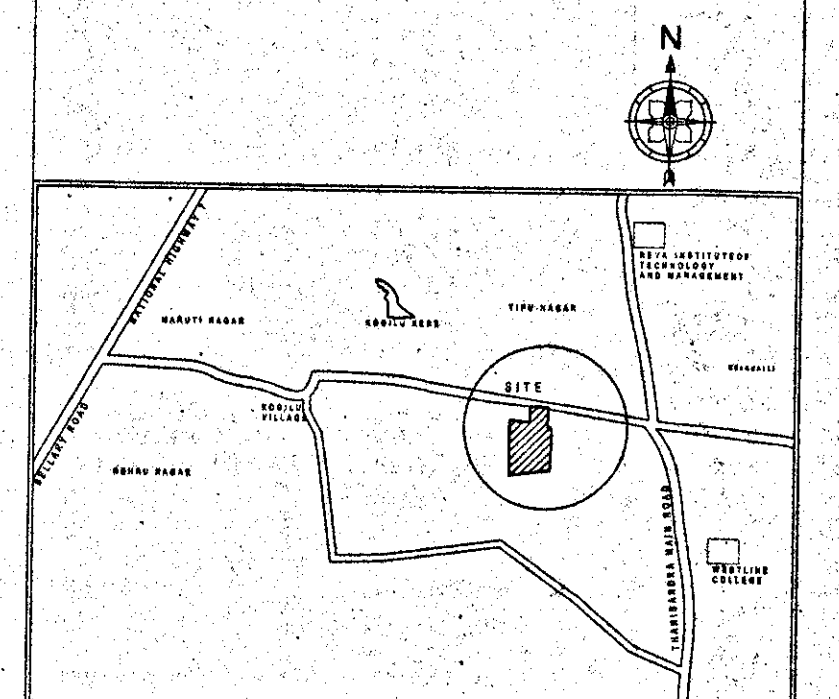
ALLOWED BUILDING HEIGHT = 45.00m (Airport Authority)

ACHIEVED BUILDING HEIGHT = 44.90m

SCHEDULE OF OPENINGS:

S. NO	TYPE	SIZE (IN M)	DESCRIPTION
1	FRD	1.10 X 2.10	FLUSH DOOR
2	MDI	1.50 X 2.10	TEAK PANEL DOOR
3	DI	1.00 X 2.10	FLUSH DOOR
4	D2	8.00 X 2.10	FLUSH DOOR
5	GD	1.40 X 2.10	FLUSH DOOR
6	SDI	2.40 X 2.10	ALUMINIUM SLIDING DOOR
7	WINDOW		
8	W1	2.40 X 1.20	ALUMINIUM WINDOW
9	W2	1.80 X 1.20	ALUMINIUM WINDOW
10	W3	1.50 X 1.20	ALUMINIUM WINDOW
11	KW1	1.50X 0.90	ALUMINIUM WINDOW
12	KW3	0.90 X 0.90	ALUMINIUM WINDOW
13	V1	1.10 X 0.90	LOUVRE TYPE
14	V2	0.90 X 0.90	LOUVRE TYPE
15	V3	0.60 X 0.90	LOUVRE TYPE
16	HW1	1.10 X 0.90	FIXED ALUMINIUM

VENTILATOR	SIZE (IN M)	DESCRIPTION
13	V1	1.10 X 0.90 LOUVRE TYPE
14	V2	0.90 X 0.90 LOUVRE TYPE
15	V3	0.60 X 0.90 LOUVRE TYPE
16	HW1	1.10 X 0.90 FIXED ALUMINIUM



LOCATION MAP

REV.	DESCRIPTION	BY	DATE
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ARCHITECTS:

N. GANESH, B.E., F.V.V.
Regd. Value No. F-674, New 2/14
Regd. Eng. S.C.C.B./U.S.E-3057/04-18
No. 472, 8th Cross, 8th Main,
S. R. Nagar, BANGALORE - 560 027

CLIENT:

OWNER:
SRI A. DEVARAJU & PRABHAKUMAR
(Rep by the P.A holder)
M/s. LEGACY GLOBAL PROJECTS PVT LTD
(Rep by)

PROJECT TITLE:

LEGACY - ELDORA
PROPOSED RESIDENTIAL APARTMENT @BBMP
at KHATHA NO:191/98/2, KOGILU VILLAGE,
YELAHANKA HOBLI, BANGALORE NORTH TALUK,
WARD NO - 5, BANGALORE.

DRAWING TITLE:

SITE PLAN

DRAWING NO	01	REV
ARCHITECT	APPROVED	JP
SCALE	1:150	DRAWN BY MAHESHWAR
DATE		CHECKED BY

SITE PLAN
SCALE:1:150

29. 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.
 30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing units of 100 kg. 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 basement/s shall be designed for structural stability and safety to avoid any structural failure and should be equipped with fire extinguishers as required for retaining walls and super structure for the safety of the adjacent building as required by public, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
 32. The N/C from KGPCB / State Level Environment Impact Assessment Clearance (SEIAC) / The Ministry of Environmental and Forest (MOEF) shall be taken before commencement of work (if applicable)
 33. Sufficient two wheeler parking shall be provided as per requirement.
 34. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures with more than 10 floors and should be implemented if necessary.
 35. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the owner and he/she should get the approval of the fire Commissioner/Authority if necessary.
 36. The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and the Fire Force Department.
 37. 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 owner and he/she should get the approval of the Electrical Inspector/Authority if necessary.
 38. The Owner / Association of the highrise building shall conduct two mock drills in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
 39. Payment of license fees for sanction of this plan is subject to result of W.P.No. 4905/2008 & 2993/2008
 40. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled
 41. The applicant KGPCB should be submitted before obtaining Commencement Certificate. in the form of **Special Condition as per Labour Department of Government of Karnataka** vide **ADDENDUM (ಸೇವಾಕಾರಿ ಕಟ್ಟಡದ) ಶರತ್ತು ಪತ್ರ** LD/95/S/ET/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 Registration Act, 1948" and should be submitted to the concerned authority.
 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 include the establishment in the list of registered establishments and the registration of workers working at construction site or work place.

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.
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.

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC/(1973/24 dated: 10-05-2013	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	AA/BSA/ATM/NOG/JAAR/SOUTH/ B04/17/2020/1551-55, dated: 07-05-2012	
3	KSPCB	Acknowledgment copy enclosed	
4	BWSSB	BWSSB/E/CIA/CEB/DCE/IM-T/AM-J/626/2013-14, dated: 26-04-2013	
5	BESCOM	EE/(E/H/DIAE)/(O/AE)/T-22846 dated: 02-01-2013	
6	BSNL	DE/MWS/BGS-1/NO/LV/11, dated: 27-04-2012	

III. The Applicant has paid the fees vide Receipt No TP/JDTPNRT/01/2013-14/Sep/0016
 Dated:

Dated:
04-09-2013 for the following:

1. Ground Rent	:	6,23,428-00
2. Betterment Charges	:	
a) For Building	:	31,171-00
b) For Site	:	80,960-00
3. Security Deposit	:	15,58,566-00
4. Licence Fee	:	12,03,601-00
5. Plan copy Charges	:	68,800-00
6. Compound wall charges	:	10,000-00
7. Administrative charges of 1% against Labor Cess	:	<u>16778-00</u>
TOTAL	:	<u>35,93,301-00</u>
Say Rs.	:	35,94,000-00

- | | |
|--------------------------|--|
| 8. Labor Cess
09-2013 | :Rs.16,61,000/-Paid vide DD No 001116 dt:03- |
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SCHEDULE OF OPENINGS:

S. NO	TYPE	SIZE (IN M)	DESCRIPTION
	DOOR		
1	FRD	1.10 X 2.10	FLUSH DOOR
2	MDP1	1.50 X 2.10	TEAK PANEL DOOR
3	D1	1.00 X 2.10	FLUSH DOOR
4	D2	8.00 X 2.10	FLUSH DOOR
6	GD	1.40 X 2.10	FLUSH DOOR
7	SD1	2.40 X 2.10	ALUMINIUM SLIDING DOOR
	WINDOW		
8	W1	2.40 X 1.20	ALUMINIUM WINDOW
9	W2	1.80 X 1.20	ALUMINIUM WINDOW
10	W3	1.50 X 1.20	ALUMINIUM WINDOW
11	KW1	1.50X 0.90	ALUMINIUM WINDOW
12	KW3	0.90 X 0.90	ALUMINIUM WINDOW
	VENTILATOR		
13	V1	1.10 X 0.90	LOUVER TYPE
14	V2	0.90 X 0.90	LOUVER TYPE
15	V3	0.60 X 0.90	LOUVER TYPE
16	HW1	1.10 X 0.90	FIXED ALUMINIUM

The map shows the study area (shaded rectangle) located within the city limits (dashed line). The city center is marked by a dotted circle. Major roads shown include Highway 1, Highway 2, and Highway 3. Landmarks include the City Center, City Limits, and the study site. A north arrow is present in the top right corner.

LOCATION MAP

REV.	DESCRIPTION	BY	DATE
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ARCHITECTS :

N. GANESH, B.E.....FIV.,
Regd Valuer No. F-6784, New Delhi
Regd Eng B.C.C./B.L./S.E-309707-08
No. 4/2, 6th Cross, 8th Main,
S. Nagar, BANGALORE - 550 027.

CLIENT :
OWNER :
SRI A.DEVARAJU & PRABHA
(Rep by the G.P.A holder)
M/s.LEGACY GLOBAL PROJECTS PVT LTD
(Rep by)

MR. KIRAN GOUDA

Mr .SANJAY SHENOY

PROJECT TITLE :

LEGACY - ELDORA

PROPOSED RESIDENTIAL APARTMENT @BBMP
at KHATHA NO:191/98/2 ,KOGILU VILLAGE,
YELAHANKA HOBLI,BANGALORE NORTH TALUK,
WARD NO - 5,BANGALORE.

DRAWING TITLE :

GROUND FLOOR PLAN

DRAWING NO	03		REV	
ARCHITECT		APPROVED	JP	
SCALE	1:150	DRAWN BY	MAHESHWARI	
DATE		CHECKED BY		

GROUND FLOOR PLAN (LVL+0.15M)
NO.OF UNITS=04NO'S
NO.OF PARKING =08NO'S

ಹೆಣ್ಣು ಮಹಿಳೆಯರಾದವರು ಮಾನ್ಯ ಅಮರ್ತುಲ ಅರಸೀಕೆರ ದಿನಾಂಕ: 20/8/13
ಮಾನ್ಯ ಸಿ. ಎಂ. ಎಸ್. ಎಸ್. (ಎ) (ಸಿ) ಎಸ್. ಎಸ್. ಸ್ವಾಮಿ 02447/12-13
ದಿನಾಂಕ: 19/9/13. ಕರ್ನಾಟಕ ಹೆಣ್ಣು ಮಹಿಳೆಯರಾದವರು ಸ್ವಾಧೀನ
ಪಡೆದ ಲಭ್ಯತೆ ಕುಟುಂಬದ ದಿನಾಂಕ: 19/9/13
ರೀಡ್: 18/9/2015. ಕರ್ನಾಟಕ ಮಾನ್ಯತೆ ಪಡೆದವರು
(ಎದುರಿಸುವ ಕರ್ನಾಟಕ)

University of the South
New Bedford, MA 01900
Year 2000
19/09/13

BBMP/Addl.Dir/JD NORTH/LP/0247/2012-13

Conditions:

- Sanction is accorded for the proposed Residential Apartment Building
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- Basement Floor and Surface area 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.
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- 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 before 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 100 k.g. 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 basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design 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.
- The NOC from KSPCB / State Level Environment Impact Assessment Clearance (SEIAC) / The Ministry of Environmental and Forest (MOEF) should be taken before commencement of work (if applicable).
- 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.
- The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
- The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
- Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
- The NOC from KSPCB should be submitted before obtaining Commencement Certificate.

Special Condition as per Labour Department of Government of Karnataka vide

ADDENDUM (ಸಂಪನ್ಮೂಲ ಕಾರ್ಯದ ವಿಷಯ: LD/95/ET/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 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.
- 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.

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC(1)/734/2012, dated: 10-05-2013	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	AA/BA/ATM/NOCC/JAKK/SOUTH/ B/041712/020/1551-55, dated: 07-05-2012	
3	KSPCB	Acknowledgement copy enclosed	
4	BWSSB	BWSSB/ECIAC/EC/DE/IM-17/AM-14/626/2013-14, dated: 26-04-2013	
5	BESCOM	EE(E)/HDAEE/O/AE(T)-2/2846 dated: 02-01-2013	
6	BSNL	DE/MWS/BGS-11/VOL/VII/1, dated: 27-04-2012	

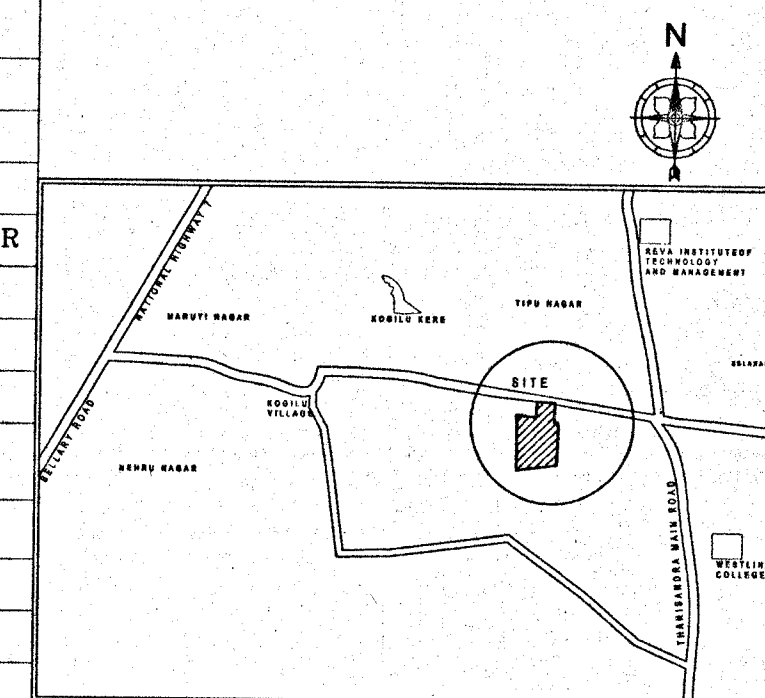
III. The Applicant has paid the fees vide Receipt No TP/JDTPNRT/01/2013-14/Sep/0016 Dated: 04-09-2013 for the following:-

1. Ground Rent	6,23,426-00
2. Betterment Charges	
a) For Building	31,171-00
b) For Site	80,960-00
3. Security Deposit	15,58,568-00
4. Licence Fee	12,03,601-00
5. Plan copy Charges	68,800-00
6. Compound wall charges	10,000-00
7. Administrative charges of 1% against Labor Cess	16776-00
TOTAL	35,93,301-00
Say Rs.	35,94,000-00

8. Labor Cess 09-2013 :Rs.16,61,000/-Paid vide DD No 001116 dt:03-

SCHEDULE OF OPENINGS:

S. NO	TYPE	SIZE (IN M)	DESCRIPTION
1	DOOR		
1	FRD	1.10 X 2.10	FLUSH DOOR
2	MDI	1.50 X 2.10	TEAK PANEL DOOR
3	D1	1.00 X 2.10	FLUSH DOOR
4	D2	8.00 X 2.10	FLUSH DOOR
5	GD	1.40 X 2.10	FLUSH DOOR
7	SDI	2.40 X 2.10	ALUMINIUM SLIDING DOOR
WINDOW			
8	W1	2.40 X 1.20	ALUMINIUM WINDOW
9	W2	1.80 X 1.20	ALUMINIUM WINDOW
10	W3	1.50 X 1.20	ALUMINIUM WINDOW
11	KW1	1.50X 0.90	ALUMINIUM WINDOW
12	KW3	0.90 X 0.90	ALUMINIUM WINDOW
VENTILATOR			
13	V1	1.10 X 0.90	LOUVER TYPE
14	V2	0.90 X 0.90	LOUVER TYPE
15	V3	0.60 X 0.90	LOUVER TYPE
16	HW1	1.10 X 0.90	FIXED ALUMINIUM



LOCATION MAP

REV. DESCRIPTION BY DATE

ARCHITECTS
N. GANESH, B.E., FIV.,
Regd. Valuer No. F-6784, New Delhi
Regd. Eng. B.C.C./U.J.3.5E-3067/07-08
No. 4/2, 8th Cross, 5th Main,
S.R. Nagar, BANGALORE - 560 039.

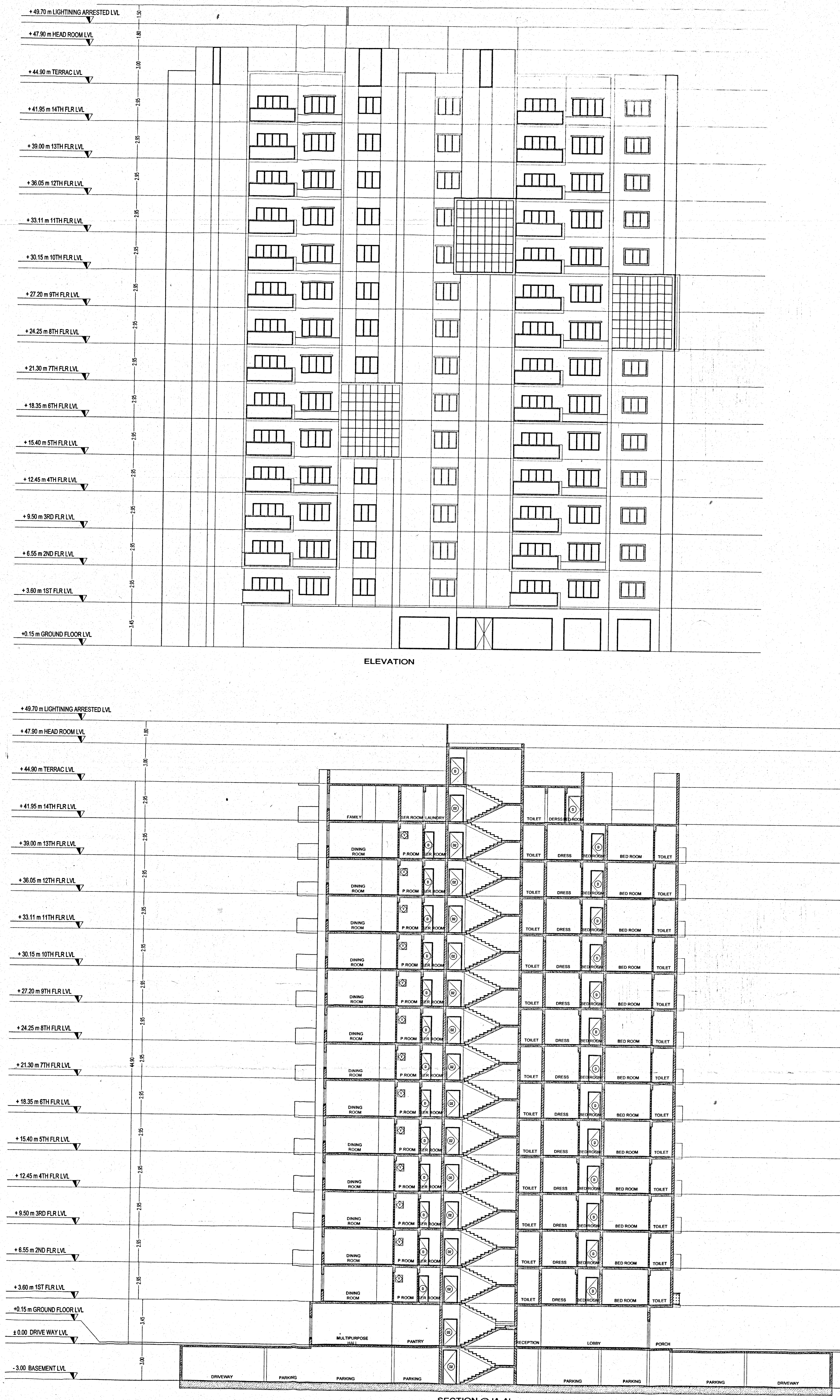
CLIENT :
OWNER :
SRI A. DEVARAJU & PRABHA KUMAR
(Rep by the P.A. holder)
M/s. LEGACY GLOBAL PROJECTS PVT LTD
(Rep by)

MR. KIRAN GUNDA
Mr. SANJAY SHENOY

PROJECT TITLE :
LEGACY - ELDORA
PROPOSED RESIDENTIAL APARTMENT @BBMP
at KHATHA NO:191/98/2, KOGILU VILLAGE,
YELAHANKA HOBLI, BANGALORE NORTH TALUK,
WARD NO - 5, BANGALORE.

DRAWING TITLE :
ELEVATION & SECTION

DRAWING NO	06	REV
ARCHITECT	APPROVED	JP
SCALE	1:150	DRAWN BY MAHESHWARI
DATE		CHECKED BY



SECTION @ 'A-A'