



**SKYGOLD**  
PROPERTIES PRIVATE LIMITED

To: Joint Director of Town Planning (North)  
BBMP BANGALORE

Date: 11<sup>th</sup> April 2014

Sub: Issue of Commencement Certificate

Ref: - License/Permission No: LP NO.0224/12-13



Dear Sir,

With reference to the above we request you to kindly issue the Commencement Certificate for the proposed apartment project at BBMP Khata No.29/85/6, Sy No.85/6, Chokkannhalli Village, Yelahanka Hobli Jakkur, Ward No.05, Bangalore . We hearby declare that the construction is according to the sanction plan issued by the BBMP and the setback is according to the norms indicated in the sanction plan.

Thanking you  
Yours truly,

For **SKYGOLD PROPERTIES PVT. LTD.,**

**AKASH A. SUVARNA (GPA HOLDER)**

Managing Director

Enclosed:

1. SCHEDULE VI (BYE-LAW 5.2) FROM OF NOTICE OF COMMENCEMENT OF WORK
2. SET BACK DRAWING
3. PHOTOS
4. TAX PAID RECEIPT PHOTO COPY
5. KHATHA CERTIFICATE PHOTO COPY
6. SANCTION PLAN PHOTO COPY

5.3 **Inspection** – (i) Generally all construction and work for which a licence is required shall be subject to inspection by the Authority and certain types of construction involving unusual hazards or requiring constant inspection, shall have continuous inspections by the Authority.

(ii) Within 15 days from the date of the receipt of intimation under bye-law 5.2, the Authority shall inspect the site to verify the line out marked for the building according to the sanctioned plan. The owner shall commence the work after the grant of commencement certificate in the form prescribed in Schedule VII.

(iii) If the commencement certificate is not issued within a period of 15 days from the date of intimation by the owner, the construction may proceed according to the sanctioned plan.

5.4 **Documents at sites** - Where tests of any materials are required to be in conformity with the requirements of these bye-laws, or conditions of licence, records of the test data shall at all times be kept for inspection during the construction of the building and for such period thereafter as may be required by the Authority.

5.5 **Display of sanctioned plan and licence at construction site**

i) The owner/builder/contractor shall during the construction, display the following documents in a conspicuous place of the licensed premises;

a) A copy of the building licence; and

b) A copy of the approved plans of the property in respect of which the licence was issued and the specifications of the building to be constructed.

ii) The building licence and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

5.6 **Occupancy certificate**

5.6.1

(a) Every person shall before the expiry of five years from the date of issue of licence shall complete the construction or reconstruction of a building for which the licence was obtained and within one month after the completion of the erection of a building shall send intimation to the Commissioner in writing of such completion accompanied by a certificate in Schedule VIII certified by a Registered Architect / Engineer / Supervisor and shall apply for permission to occupy the building. The Authority shall decide after due physical inspection of the building (including whether the owner had obtained commencement certificate as per section 300 of the Karnataka Municipal Corporations Act, 1976 and compliance regarding production of all required documents including clearance from the Fire Service Department in the case of high rise buildings at the time of submitting application) and intimate the applicant within thirty days of receipt of the intimation whether the application for occupancy certificate is accepted or rejected. In case, the application is accepted, the occupancy certificate shall be issued in the form given in Schedule IX provided the building is in accordance with the sanctioned plan.

(b) Physical inspection means the Authority shall find out whether the building has been constructed in all respects as per the sanctioned plan and requirement of building bye-laws, and includes inspections by the Fire Service Department wherever necessary.

- (c) If the construction or reconstruction of a building is not completed within five years from the date of issue of licence for such a construction, the owner shall intimate the Authority, the stage of work at the expiry of five years. The work shall not be continued after the expiry of five years without obtaining prior permission from the Authority. Such continuation shall be permitted, if the construction or reconstruction is carried out according to the licenced plan and if the Authority is satisfied that at least 75 percent of the permitted floor area of the building is completed before the expiry of five years. If not, the work shall be continued according to a fresh licence to be obtained from the Authority.
- 5.6.2 For all high rise buildings, the work shall also be subject to inspection by the officers of the Karnataka State Fire Service Department and the occupancy certificate shall be issued only after obtaining a clearance certificate from the Director of Fire Services.
- 5.7 **Occupancy or letting of the new buildings** - No person shall occupy or allow any other person to occupy any new building or part of a new building for any purpose whatsoever until occupancy certificate to such buildings or part thereof has been granted by an officer authorised to give such certificate if in his opinion in every respect the building is completed according to the sanctioned plans and fit for the use for which it is erected. The Authority may in exceptional cases (after recording reasons) allow partial occupancy for different floors of a building.
- 6.0 **Deviations during Construction**
- i) Wherever any construction is in violation/deviation of the sanctioned plan, the Commissioner may, if he considers that the violations / deviations are within 5% of (1) the set back to be provided around the building, (2) plot coverage (3) floor area ratio and (4) height of the building and that the demolition under chapter XV of the Act is not feasible without affecting structural stability, he may regularise such violations/deviations after recording detailed reasons for the same.
- ii) Violation/deviation as at 6.0 (i) above may be regularised only after sanctioning the modified plan recording thereon the violations/deviations and after the levy of fee prescribed by the Corporation from time to time.
- iii) Regularisation of violations / deviations under this provision are not applicable to the buildings which are constructed without obtaining any sanctioned plan whatsoever and also the violations / deviations which are made inspite of the same being specifically deleted or rejected in the sanctioned plan.

**PART III  
GENERAL BUILDING REQUIREMENTS**

**7.0 Requirements of building sites**

7.1 No piece of land shall be used as a site for the construction of buildings under the following circumstances:

- a) if the site is not drained properly or is incapable of being well drained;
- b) if the Authority considers that the site is insanitary or it is dangerous to construct a building on it;
- c) if the building is proposed on any area filled up with filthy and offensive matter without a certificate from the Health Officer and Corporation Engineer to the effect that it is fit to be built upon from health and sanitary point of view;
- d) if the site is within a distance of nine meters from the water spread area of a tank at full tank level;
- e) if the owner of the building has not shown to the satisfaction of the Authority that all the measures required to safeguard the construction from constantly getting damp are being taken.;
- f) if the building is for an office or public building including school, theatre or assembly on a site which has not been previously approved by the Authority;
- g) if the construction of the building thereon is for public worship which in the opinion of the Authority may offend the religious feelings of any class of persons in the vicinity thereof; or which may cause obstruction to the traffic;
- h) if the use of the said site is for the purpose of establishing a factory, warehousing, or work place which in the opinion of the Authority will be a source of annoyance to the health and comfort of the inhabitants of the neighbourhood;
- i) if it violates any provisions of development plan and Zoning Regulations and
- j) if the plot is a revenue site for which permission under the Karnataka Land Revenue Act, 1964 is not obtained under section 95 thereof.

**Note:** i) Every application for a factory, workshop or work place if it is proposed to employ and use power shall also satisfy the conditions of section 354 of the Act and specific permission thereunder shall be obtained,

(ii) If the proposed use of the building on the site does not conform to the land use proposals of the development plan or zoning regulations, permission from the Bangalore Development Authority (a) for the change of land use and (b) for the sub-division of plot, have to be furnished.

7.2 No Plan shall be sanctioned for a residential detached building on a plot measuring less than 50 sqm. or having width less than 8 metres. In specific cases of sites for housing schemes for EWS, LIG, Slum Clearance and Improvement Schemes as well as reconstruction in case of densely populated areas, and plot sub-divided due to family partitions, the Authority may relax the above conditions,

7.3 The sites which are not located in the approved layouts of the Bangalore Development Authority, shall have sanction for their sub-divisions under section 17 of the Karnataka Town and Country Planning Act, 1961, from the Bangalore Development Authority,

**7.4 Distance of building from electrical lines**

No building shall be erected below an electrical line, as well as within the horizontal distance from the electrical line indicated in the Table 3. The vertical distance below the level of the electrical line and the topmost surface of the building corresponding to the minimum horizontal distance, shall be as indicated in Table 3. The minimum vertical clearance is not applicable if the horizontal distance exceeds the minimum prescribed,

**TABLE 3**  
**(Bye-law 7.4)**  
**Distance of buildings from electrical lines**

Electrical Lines	Vertical clearance in Meters	Horizontal clearance in Meters
a) Low and medium voltage lines service lines upto 11 KV	2.5	1.2
b) High voltage lines upto and including 11 KV	3.7	1.2
c) High voltage line above 11 and upto and including 33 KV	3.7	2.0

7.4.1 To provide a space for locating the distribution transformers and associated equipment as per KERC (ES & D) code leaving 3.0 mtrs from the building within the premises where the specified load is 25KW or more and also in MS Buildings.

**8.0 Means of access.**

8.1 The means of exclusive access other than thorough public roads and streets, shall not be of more than 30 meters in length from a public road or street. The minimum width of such access shall be 3.5 meters. F.A.R. and height of buildings coming up on such plots connected by means of exclusive access shall be regulated according to the width of public street or road. If the means of access exceeds 30.00 mtrs in length, FAR shall be regulated with reference to the width of such access road. Construction of buildings on plots with common access / lanes from the public road / street shall be regulated according to the width of such common access roads / lanes.

8.2 Existing conservancy lanes are not allowed to be used as means of access to the properties.

8.3 No building shall be erected so as to obstruct the means of access of any other building.

8.4 No person shall erect a building so as to encroach upon the means of access.

8.5 The means of access shall be clearly shown in the plans submitted indicating the width, length from the public road, width of the public road from which the access is taken etc.

8.6 Every such means of access shall be drained and lighted to the satisfaction of the Authority and manhole covers or other drainage, water or any other fittings, laid in such means of access shall flush with the finished surface level so as not to obstruct the safe movement.

8.7 The existing width of the means of access shall not be reduced in any case.