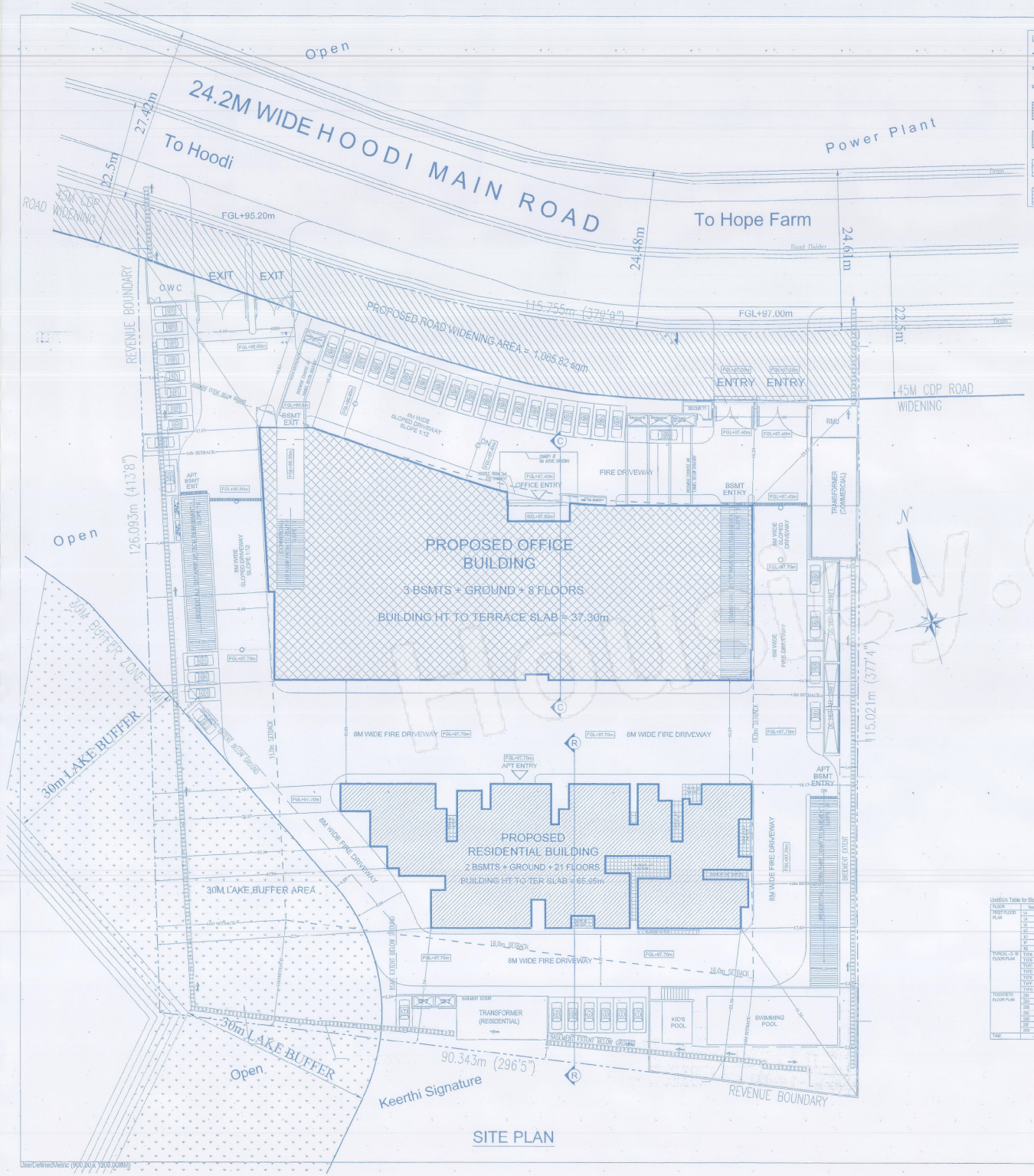

LEGEND

- SITE BOUNDARY
- 16M SETBACK LINE
- EXTENT OF BASEMENT BELOW GROUND LEVEL
- COMMERCIAL BUILDING OUTLINE
- RESIDENTIAL BUILDING OUTLINE
- ROAD WIDENING AREA
- LAKE BUFFER AREA

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.This sanction is accorded for:
A).Combining of "Block - COMMERCIAL (BUILDING) Wing - COMMERCIAL-1 (BUILDING) Consisting of BASEMENT - THREE, BASEMENT - SECOND, GF+NEW and Block - RESI (BUILDING) Wing - RESI-1 (BUILDING) Consisting of GF, BASEMENT FIRST, BASEMENT SECOND+21UP.
2.This sanction is accorded for Commercial Wing COMMERCIAL (BUILDING) and Residential Wing RESI (BUILDING) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and sewer main lines to be paid to BWSSB and BESCOM if any.
5.Necessary drain 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 the workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8.The applicant shall ensure that the building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to dump yard or quarry.
9.The applicant / builder is prohibited from putting the building materials / debris on footpath or on roads or on drains. Separate toilet facilities shall be provided for male and female workers.
10.The applicant shall provide a space for locating the distribution transformers & associated equipments as per K.E.R.C. (Sub) 25 case leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 32.
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.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.Licenses 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.
15.If any name / trades name appears the provisions of building bye-laws, rent rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and penal for registration if the same is repeated for the third time.
16.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. 32) under sub section 9 of (a) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of underpinning structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19.Construction or reconstruction of the building should be completed within five years of the years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20.This building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.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).
23.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 1893-1893 published by the Bureau of Indian Standards making the building resistant to earthquake.
24.The applicant shall provide at least one lift for every 100 persons as per bye-law 77 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye-law - 31) of Building bye-laws 2003 shall be ensured.
26.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 stipulated rates.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions 22 & 23 are fully met in the light of the Bye-law No. 32(a).
28.The applicant shall ensure that no water is allowed to be stagnated in the premises in the vicinity of construction and that the construction activities shall stop before 18.00 PM and shall not resume the work earlier than 7.00 AM to avoid Noise/Air/Water pollution during night time.
29.Garbage segregating from apartment / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- kg capacity installed on site for its re-use / disposal (applicable for Residential units of 20 units or more and 2000 (sqm) and above built up area for Commercial building).
30.The structures with basements will be designed for an elastic stability and safety to ensure for soil stabilization during the course of excavation for basements with state design for retaining walls and expert structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Committee for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of flats/the building shall obtain clearance certificate from Karnataka Fire & Emergency Department. The Owner / Association of flats/the building shall comply the requirements regarding working condition of Fire Safety measures installed. The certificate should be produced to the Competent Authority and shall get the renewed of the permission issued every 3 Year period.
34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipments installed are in good and workable condition, and be efficient in their above duties and shall be submitted to the Competent and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with pre-inspection by the Department regarding working condition of Electrical Installations / Lifts etc., The certificate should be produced to the BESCOM and shall get the renewal of the permission issued and once in Two years.
36.The Owner / Association of the high-rise building shall conduct fire mock - drills in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall not alter the structural design or shall violate stipulations of the sanctioned plan, without previous approval of the authority. They shall explore in the manner about the risk involved in commencement of the violations of the Act, Rules, Byelaws, Zoning Regulations, Standard Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a 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 (Bangalore 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 building/block. Otherwise the plan sanction deemed cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be maintained and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the notes notes issued by the Bangalore Development Authority while approving the Development plan for the project should be strictly adhered to.
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall adhere to sustainable construction and demolition waste management as per C&D waste management bye-law 2016.
43.The Applicant / Owners / Developers shall follow necessarily precaution to charge electrical vehicles.
44.The Applicant /Owner /Developer shall place one hoarding of size measuring 1000 Sqm up to 2400 Sqm (+) minimum of two issues for sites measuring with more than 2400 Sqm, c) One time for every 2400 Sqm of the FAR area as over flowed in case of Apartment / group housing / multi dwelling units/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Labour cess, building license for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ACCORDUM (Personnel) Noorda/Labor No. LDW/LR/TECH/2, 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 Asst Engineer to enable 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 stringent fine of the fine of workers engaged by him.
4.At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in the 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.Details of children of construction shall be furnished by the Builder / contractor to the Labour Department wherever required.
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.

SCALE : 1:500

LOCATION PLAN
NOT TO SCALE
PROPOSED BUILDING
HOODI MAIN ROAD
ROAD WIDENING
SITE
BDA LAYOUT
BDA LAYOUT
BDA LAYOUT