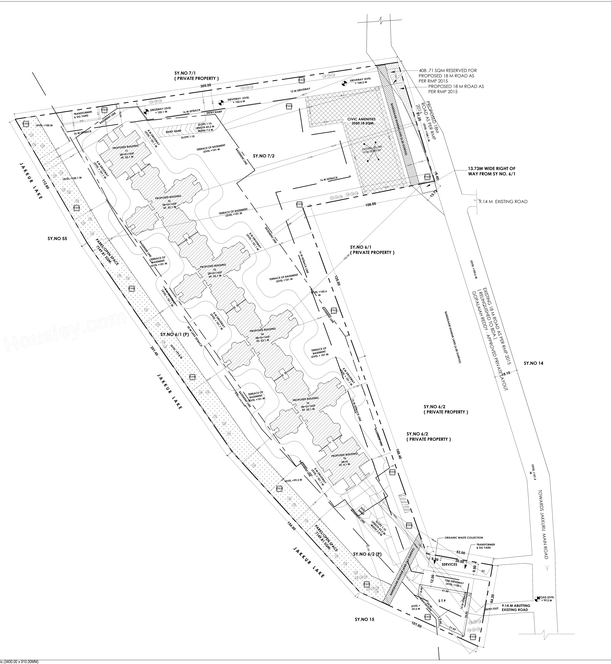
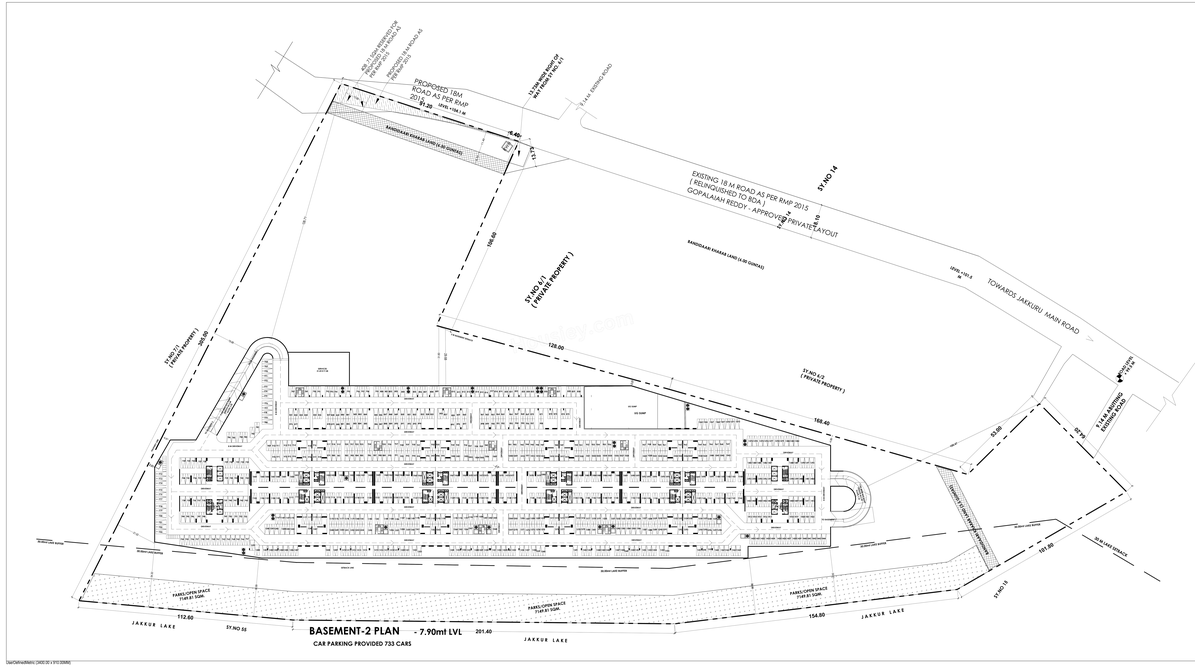

SY.NO.7/1
(PRIVATE PROPERTY)
SY.NO.7/2
SY.NO.55
SY.NO.6/1 (P)
SY.NO.6/1
(PRIVATE PROPERTY)
SY.NO.6/2
(PRIVATE PROPERTY)
SY.NO.6/3 (P)
SY.NO.15
SY.NO.14
458.71 SQM RESERVED FOR PROPOSED 18 M ROAD AS PER BMP 2015
PROPOSED 18 M ROAD AS PER BMP 2015
15.73M WIDE RIGHT OF WAY FROM SY.NO. 6/1
9.14 M EXISTING ROAD
9.14 M ABUTTING EXISTING ROAD
JAKKUR LAKE
JAKKUR LAKE
JAKKUR LAKE
CIVIC AMENITIES (2000 X 2 FLOOR)
DRAINAGE LINE
ORGANIC WASTE COLLECTION
TRANSFORMER & DG YARD
SERVICES
OPEN SPACE
OPEN SPACE
OPEN SPACE



Approval Condition :

The Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Permit.

1.Height of the building shall not exceed the permissible height as per the approved plan.
2.Maintain a set back of 1.50 meters from the boundary as per the approved plan.
a) Consist of Tower - 01 (Residential + Clinic) + 11 F only.
b) Total built up area is 33,000.00 Sq.mts. Total Height - 36.0 M only.
3.Service is provided for Residential use only. The use of the building shall not be deviated to any other use.
4.Two Basement Floor area reserved for car parking shall not be converted for any other purpose.
5.Provision of firefighting arrangements and firefighting equipment as recommended by the Chief Fire officer on the building license and the course of exit/entrance plans with specifications shall be mounted on a frame and displayed and thus shall be made available at all times.
6.On completion of foundation or footing before erection of walls on the foundation and in the case of structures of more than one storey after completion of the first floor slab intimation shall be given to the Authority for its inspection.
7. Construction or reconstruction of the building should be completed within the expiry of the years from the date of issue of the building permit. Application for extension of time for completion of the building.
1.Necessary clause for solving telephone cables, cuttable at ground level to protect services is given for lumping plinging in the building under construction.
2.The applicant shall construct temporary toilets for the use of construction workers and ensure that no demolished debris is left over after construction.
3.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
4.The applicant shall ensure that all debris materials / debris not fit for backfill on site or on premises. The debris shall be removed and transported to nearby dumping yard.
5.The applicant shall ensure that the foundations for the proposed structure are laid on undisturbed natural soil and that no excavation is left in the remarks and is properly filled.
6.The applicant shall provide a separate for isolating the distribution transformers & associated equipment as per K.E.R.C. norms. Provision for the same shall be made in the layout plan.
7. The applicant shall provide a separate room (ventilated, 6 ft x 8 ft in size) in the basement for installation of telecom equipment. Provision for the same shall be made in the layout plan.
1.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other construction hazards to cause nuisance or danger to persons or property.
2.Permission shall be obtained from forest department / wildlife for cutting trees before the commencement of the work.
3.If any person / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Structural Engineer and the owner of the building shall be liable for action under the provisions of the Karnataka Municipal Corporations Act and the Bye-laws.
4.The owner / developer shall abide by the conditions laid down by the Karnataka Fire and Emergency Services Department specified in Schedule-B1 & 2 (Bye-law No.13) under said act(section 21 & act no.14).
5.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
6.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for ensuring water supply to the premises throughout the year. Non-potable water shall be used for flushing and other purposes mentioned in the bye-law.
7.The applicant shall ensure that the employer and contractor adopting the norms specified in National Building Code and in the Code for earthquake resistant design of structures"Seeing No. IS 1893-2000 published by the Bureau of Indian Standards while constructing the building.
8.Buildings have to be designed by a competent structural engineer. Based on SBC, water table and other criteria mentioned in soil testing will be designed for structural stability. The responsibility of ascertaining structural stability lies on the owner and the structural engineer.
9.Provision for drinking water shall be made in accordance with the Karnataka Water Supply and Pipeline Act.
10.Facilities for physically handicapped persons provided as mentioned in Bye-law 38 (1) of building bye-laws 2003 and Government orders time to time shall be adopted.
11.Provision for fire safety measures and fire fighting services to be made in the use of the visitors / servants / drivers and security men and also entrance shall be approached through a lobby as the Physically Handicapped persons are wheel chair users.
12. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the roads and footpaths are not damaged. The dust and noise caused to be duly pacified. Over 100 lorries movement during the hours and avoid morning hours.
13.Garbage segregating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and separate arrangements shall be made for disposal of organic waste as per the Municipal norms.
14.Applicable for Residential units of 20 and above and 2000 sqm and above built up area for Commercial buildings, Solid waste management shall be ensured by the owner / developer / Association of Apartments / Society during the course of excavation for basements with safe design for retaining walls and super structure for the safety of workers and public and shall be responsible for any accidents, public nuisance and hospitals, and hoardes ensuring safety of workers and general public by erecting safe barricades.
15.Two wheeler parking shall be provided as per the building bye-law 38 The Owner / Association of the Apartment shall ensure that the two wheeler parking shall be used for the purpose of parking and another building has to be planned and ensure complete safety in respect of the hospital.

Note:
1. Ramp/accelerator shall be provided for setting up of vehicles for imparting education to the children of construction workers in the labour camp / construction sites.
2.Use of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory. Failure to furnish information shall attract penal provisions of the law.
3.Obtaining NOC from the Labour Department before commencing the construction work is a must.

21.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 explicitly inform the owner about the due involment in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Master Plan or any other law for the time being in force.
22.The Contractor or manufacturer of building shall be commissioned within a period of two (2) years from date of issue of building permit. If the building is not commissioned within the said period, the permit issued by the Authority of the intention to start work or the form prescribed in Schedule-VI. Further, the Owner / Developer shall give a fresh intimation to the Authority before laying the foundation or footing or walls / columns on the foundation. Otherwise the plan permit deemed to be lapsed.
23.The Applicant should follow the instructions of BWSSB specified in the GO letter No. BWSSB(A)/B.D.P.S. Dated: 01.06.2009 regarding water supply connections to the buildings and the Bye-laws of BWSSB in force from time to time.
24.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per Local bodies Bye-laws in force from time to time.
25.The Applicant / Owner / Developers shall make necessary provision to charge electrical vehicles. 26.The Applicant / Owner / Developers shall ensure that the Fire Safety Plan is displayed at prominent places in applicant / group housing / mall/ building units/apartment plan and at least Two Times the scale given in the approved plan. The Applicant / Owner / Developer shall abide by the Rules and Regulations of Karnataka Energy Conservation Building Code, 2018.
27.The Applicant / Owner / Developer shall obtain building consent for approval for sanctioned plan for entire self contained building as per the Bye-law 32 of KMC Act.
28.The Applicant / Owner / Architect shall also adhere to the special conditions imposed in the Building Licence. 29.The Applicant / Owner / Developer shall ensure that all the conditions imposed in the planning permit or in the approval conditions attached otherwise applicable.
30.The Applicant / Owner / Developer shall ensure that the Building Licence issued shall be displayed at prominent place at the site of the development and shall be produced on demand before any officer of the Authority.
31.In case of the documents submitted in respect of proof of ownership of land or any other document found to be false or forged or not to pertain to the said land in question, then the sanctions plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
32.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA), compulsorily if the project falls under purview of 50 apartments or plotted development exceeding 2000 sqmts.
33.The permission is issued based on information submitted by the applicant. The authority is not responsible for any discrepancy in the information submitted.
34.The permission is issued based on information submitted by the applicant. The cannot be construed for owning the land in question by the applicant.
35.Builder / Builder / Builder / Developer shall take all precautionary measures to ensure the safety of persons employed in the construction activities.
36.The Applicant / Owner / Developer shall implement measures or bye-laws offer lesser if lesser offer in force or environmental degrading caused to possessions or damages caused to public or private property, BWP is not responsible for the same. The Applicant / Owner / Developer shall ensure that the debris of any kind or any other material is not left or dumped in the premises or on any road or open place.

Special Condition as per Labour Department vide no.KE/292/CSI/2011, dated: 31-08-2012.
Amendment Vide Letter No. LR/E/2011/2013-14, dated: 31-08-2012.

1.Registration of Apartments Builder / Owner / Developer and the development activities undertaking the construction work with the Karnataka Building and Other Construction workers Welfare Board.
2.The Applicant / Builder / Owner / Developer should submit the Registration of establishment and list of construction workers employed in the project with the concerned Assistant Labour Officer and obtain the Registration Number and obtain the assessed Cost 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 / Developer should pay labour cess towards welfare of the workers engaged by him. In the event of failure the Applicant / Builder / Owner / Developer shall engage a construction worker who is also a registered worker with The Karnataka Building and Other Construction workers Welfare Board.

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Net (Sq.mt.)	
		Total - Built Up Area (Sq.mt.)	Deductions										
			Colonl	StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	110.11	0.00	110.11	33.05	2.16	174.18	0.00	0.00	0.00	0.00	0.00	0.00	
Stilt Floor	874.31	360.80	843.46	138.27	161.58	0.00	137.45	0.00	0.00	7956.17	7956.17	0.00	
Stilt Floor Parking	875.36	360.80	843.46	138.27	161.58	0.00	137.45	0.00	0.00	7956.15	7956.15	0.00	
First Floor	874.31	360.80	843.46	138.27	161.58	0.00	137.45	0.00	0.00	7956.17	7956.17	0.00	
First Floor Parking	875.36	360.80	843.46	138.27	161.58	0.00	137.45	0.00	0.00	7956.19	7956.19	0.00	
Second Floor	874.31	360.80	843.46	138.27	161.58	0.00	137.45	0.00	0.00	7956.17	7956.17	0.00	
Second Floor Parking	875.36	360.80	843.46	138.27	161.58	0.00	137.45	0.00	0.00	7956.19	7956.19	0.00	
Third Floor	874.31	360.80	843.46	138.27	161.58	0.00	137.45	0.00	0.00	7956.17	7956.17	0.00	
Third Floor Parking	875.36	360.80	843.46	138.27	161.58	0.00	137.45	0.00	0.00	7956.19	7956.19	0.00	
Fourth Floor	872.57	370.58	830.19	138.27	161.58	0.00	85.68	0.00	0.00	7951.70	7951.70	0.00	
Fourth Floor Parking	873.63	360.57	844.56	138.27	161.58	0.00	85.68	0.00	0.00	7956.07	7956.07	0.00	
Fifth Floor	872.57	370.58	830.19	138.27	161.58	0.00	85.68	0.00	0.00	7951.70	7951.70	0.00	
Fifth Floor Parking	873.63	360.57	844.56	138.27	161.58	0.00	85.68	0.00	0.00	7956.07	7956.07	0.00	
Sixth Floor	872.57	370.58	830.19	138.27	161.58	0.00	85.68	0.00	0.00	7951.70	7951.70	0.00	
Sixth Floor Parking	873.63	360.57	844.56	138.27	161.58	0.00	85.68	0.00	0.00	7956.07	7956.07	0.00	
Seventh Floor	872.57	370.58	830.19	138.27	161.58	0.00	85.68	0.00	0.00	7951.70	7951.70	0.00	
Seventh Floor Parking	873.63	360.57	844.56	138.27	161.58	0.00	85.68	0.00	0.00	7956.07	7956.07	0.00	
Eighth Floor	872.57	370.58	830.19	138.27	161.58	0.00	85.68	0.00	0.00	7951.70	7951.70	0.00	
Eighth Floor Parking	873.63	360.57	844.56	138.27	161.58	0.00	85.68	0.00	0.00	7956.07	7956.07	0.00	
Ground Floor	968.13	375.39	931.34	186.76	187.14	0.00	292.07.20	0.00	0.00	6909.92	6909.92	38	
Ground Floor Parking	3148.00	207.27	3091.24	230.02	187.14	0.00	527.76	349.00	2664.03	0.00	0.00	00	
Second Floor	3132.00	207.27	3102.75	230.00	187.14	0.00	0.00	349.00	6707.90	0.00	0.00	00	
Total	21350.44	6929.76	20990.90	2183.57	2146.38	174.18	4439.94	697.20	9367.71	134030.20	134030.20	676	
Number of Units	1												
Parking Bays													
Total	21350.44	6929.76	20990.90	2183.57	2146.38	174.18	4439.94	697.20	9367.71	134030.20	134030.20	676	

PROJECT DETAILS:					
Authority: BBMP					
Inward No: PRJ/8000/21-22					
Application Type: General					
Proposal Type: Building Permission					
Nature of Sanction: New					
Location: Ward-151					
Building Line Specified as per Z.R. No:					
Zone: Yelahanka					
Ward: Ward-151					
AREA DETAILS: SQ.MTRS					
AREA OF PLOT (Minimum)					
Deduction for Roads					
Deduction : Buildable Road Off Land					
Remaining Area					
Deduction for Reserved Site					
NET AREA OF PLOT					
Deduction for Balance Area Reserved					
Deduction : Buildable Road Off Land					
Amenity Area					
Deduction for Balance Area Reserved					
BALANCE AREA OF PLOT					
COVERAGE CHECK					
Permissible Coverage area (65.00 %)					
Proposed Coverage Area (37.00 %)					
Achieved Net coverage area (37.00 %)					
Balance Coverage area (28.00 %)					
FAR CHECK					
Permissible F.A.R. as per zoning regulation 2015 (3.00)					
Additional F.A.R within Ring-I for BBMP Organisation (Art 3.5)					
Allowable FAR Area (60% of Plot)					
Premium FAR for Plot within Impact Zone (-)					
Premium FAR for Road (-)					
Total Premium FAR (100.00%)					
Proposed FAR Area					
Balance FAR Area (3.00 - 2.00)					
Balance FAR Area (1.00 - 0.00)					
SALE'S AREA CHECK					
Proposed Sale Area					
Deduction for Area Used in F.A.R.& Except Lift					
Achieved Building Area					

Color Notes

COLOR INDEX:

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (EXTERIOR WALL)
EXISTING (To be retained)
EXISTING (To be demolished)

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub Use	Block Structure	Block Category
A (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	A

Required Parking(Table 7a)

Block Name	Type	Subtype	Area	Units		Car		
			Area (Sq.mt.)	Units	Prop.	Reqd.Unit	Reqd.	Prop.
A (RESIDENTIAL BUILDING)	Residential	Apartment	0 - 30	1	-	1	25	-
			30 - 225	1	-	1	40#	-
			225 - 1000	1	-	2	40#	-
			1000 - 2000			2	80	-
	Total :						845	1444

Parking Check (Table 7b)

Vehicle Type	Reqd.			Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	845	11550.00	1444	18855.00
Visitor's Car Parking	84	1150.00	0	0.00
Total Car	929	12700.00	1444	18855.00
Scooter/other	-	1150.00	0	0.00
Other Parking	-	-	-	4200.00
Total		13850.00		23055.00

FAR & Tenement Details

Block	No. of Same Bldg	Deductions Area (Sq.mt.)		Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Total - All Deductions Area (Sq.mt.)	Carpet Area (Sq.mt.)	StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
A (RESIDENTIAL BUILDING)	1	21350.44	4826.76	20990.90	2183.57	2146.38	174.18	4439.94	697.20	9367.71	134030.20	134030.20	676
Total :	1	21350.44	4826.76	20990.90	2183.57	2146.38	174.18	4439.94	697.20	9367.71	134030.20	134030.20	676

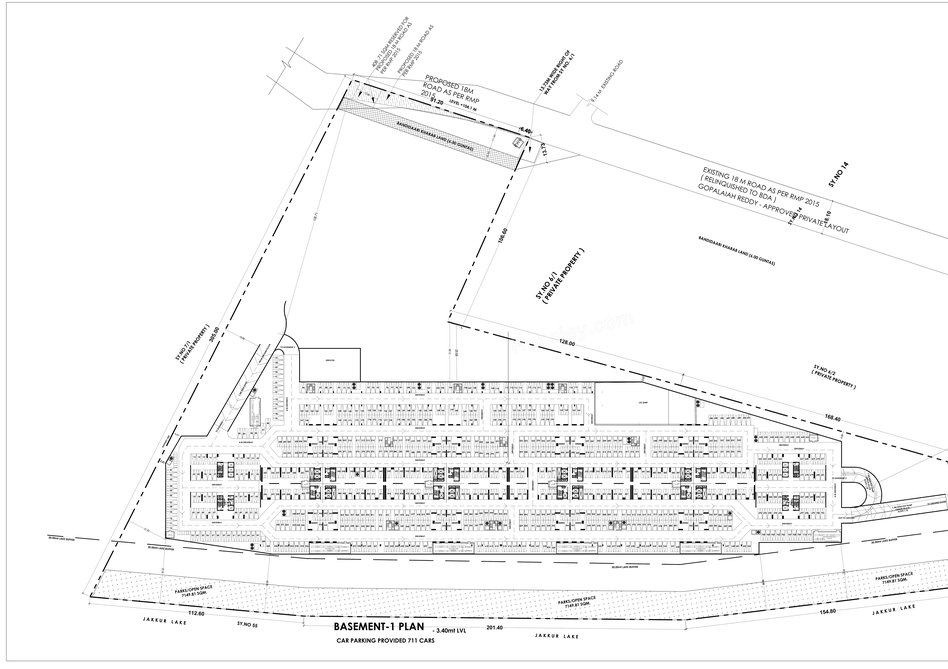
OWNER / APPLICANT SIGNATURE	
OWNER'S, ADDRESS, WITH ID NUMBER & CONTACT NUMBER :	
1.K SHIVAKUMAR & SMAPTHA KUMAR	
2.K SHIVATHEJAS & SHAYFIA KUMAR	
3.K SHIVAPRAKASH & SHAYFIA KUMAR	
REPRESENTED BY ON HOLDER	
M/S. TOTAL ENVIRONMENT BUILDING SYSTEMS PVT. LTD	
3RD FLOOR, TOWER-A, BLOCK-1	
EPIP Zone, Bangalore, karnataka-560066	
ARCHITECT/ENGINEER /SUPERVISOR SIGNATURE	
Varun Bilaka	
CA/2018-372928	
Total Environment Building Systems Pvt Ltd	
No 78, 17th, Main Road, EPIP Zone, Whitefield, Bangalore	
PROJECT TITLE :	
PROPOSED RESIDENTIAL APARTMENT BUILDING ON SITE BEARING NO. 12 & 14 OF VILLAGE JAKKUR, HAGADUR(BIDRAHALLI) VILLAGE, WARD NO. 28, YELAHANKA HOBLI, BENGALURU	
DRAWING TITLE :	TOWER- 01 TO 06 SECOND BASEMENT FLOOR PLAN
	SHEET NO : 02

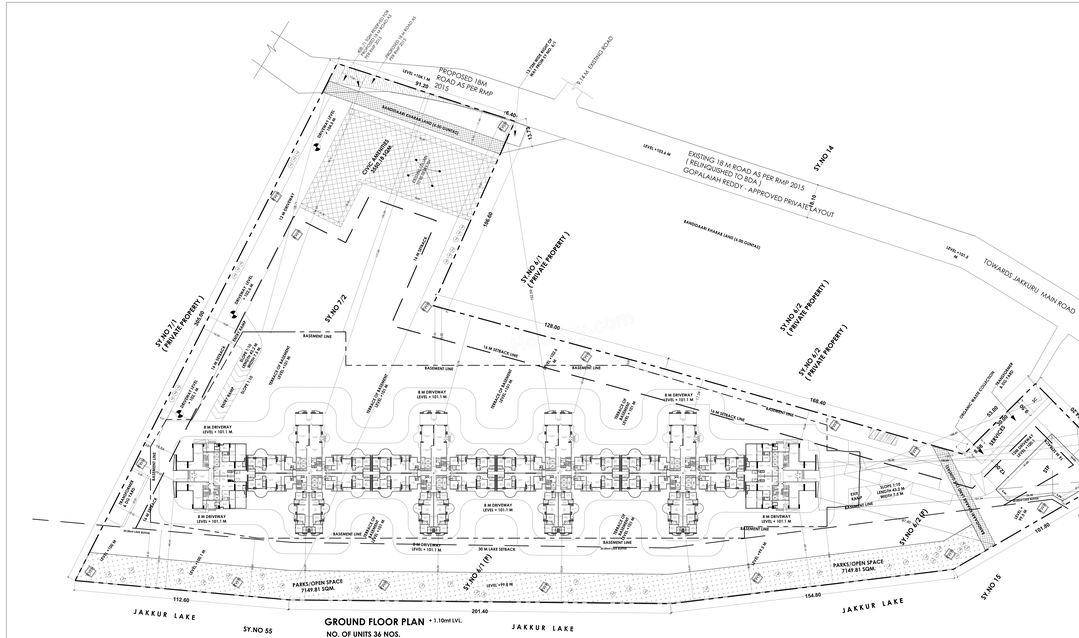
SCALE : 1:400

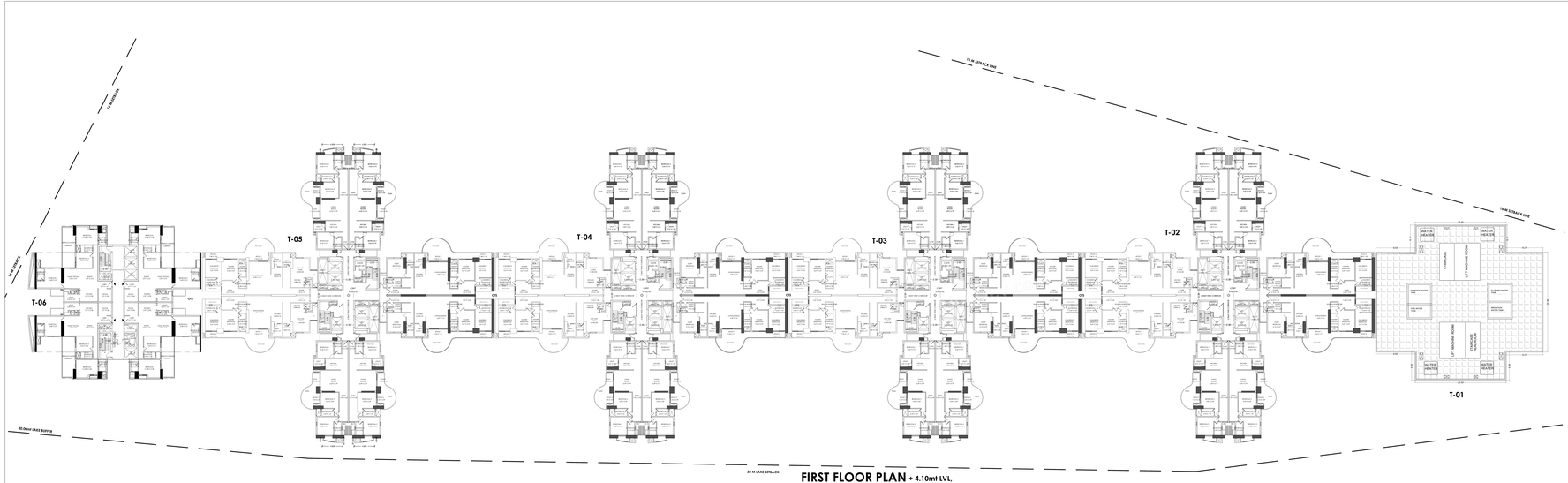
SANCTIONING AUTHORITY :			
	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence for the completed building.

This is a system generated report and shall not be valid on any digitally altered document
Accuracy of Scrolls/Report/Drawing is subject to accuracy of relevant provided data. Scrolls is offered for limited purpose only. We are not liable for any damages arising out of this report/ scrolls, or misuse of scrolls/ report.


BASEMENT-1 PLAN
-3.40mtl LVL
CAR PARKING PROVIDED 711 CARS
PROPOSED 18M ROAD AS PER RMP 2015 (PUSHED TO BDA) GOPALAIAH REDDY - APPROVED PRIVATE LAYOUT
EXISTING 18 M ROAD AS PER RMP 2015 (PUSHED TO BDA)
TOWARDS JAKKURU - MAIN ROAD
JAKKUR LAKE
FARE/OPEN SPACE 7140.81 SQM
ENTRANCE RAMP
EXIT RAMP
SEWAGE TREATMENT PLANT
ST NO 14
ST NO 55
ST NO 6.01 (PRIVATE PROPERTY)
ST NO 6.01 (PRIVATE PROPERTY-1)
ST NO 6.01 (PRIVATE PROPERTY-2)
ST NO 6.01 (PRIVATE PROPERTY-3)
ST NO 6.01 (PRIVATE PROPERTY-4)
BANDAGANA KHARAA LANE(15.00 GUNTAS)
BANDAGANA KHARAA LANE (10.00 GUNTAS)
ST NO 6.01 (PRIVATE PROPERTY-1)
ST NO 6.01 (PRIVATE PROPERTY-2)
ST NO 6.01 (PRIVATE PROPERTY-3)
ST NO 6.01 (PRIVATE PROPERTY-4)
ST NO 6.01 (PRIVATE PROPERTY-5)
ST NO 6.01 (PRIVATE PROPERTY-6)
ST NO 6.01 (PRIVATE PROPERTY-7)
ST NO 6.01 (PRIVATE PROPERTY-8)
ST NO 6.01 (PRIVATE

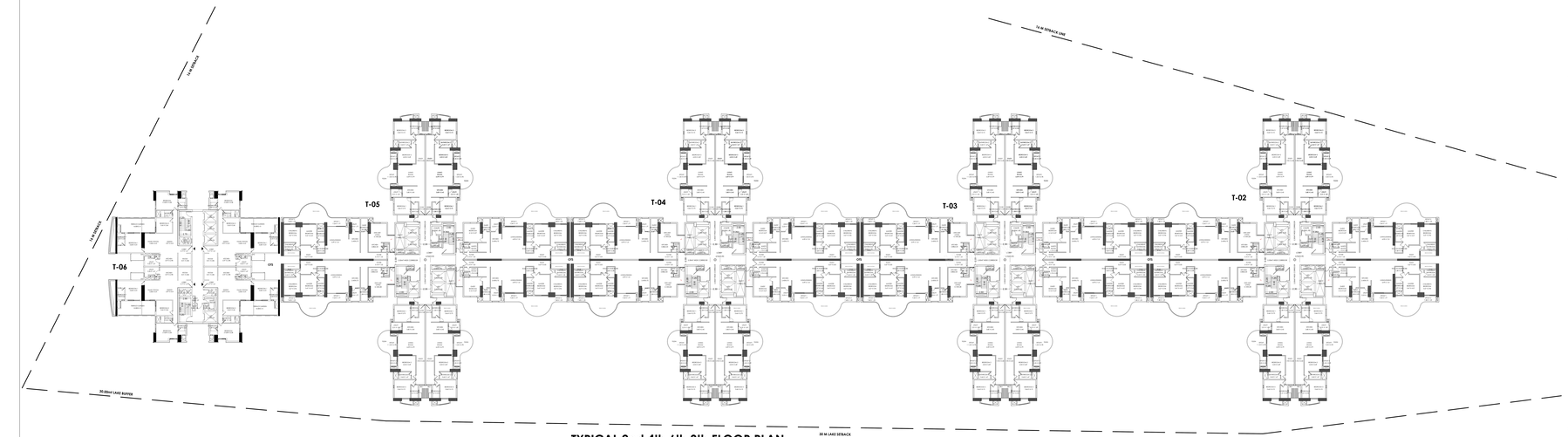

PROPOSED 18M ROAD AS PER RMP 2015
EXISTING 18 M ROAD AS PER RMP 2015 (RELINQUISHED TO BDA) (GOPALAIAH REDDY - APPROVED PRIVATE LAYOUT)
SANKRAMAN KHARAB LAND (16 GUNTAS)
SANKRAMAN KHARAB LAND (16 GUNTAS)
TOWARDS JAKKURU MAIN ROAD
SY.NO 14
SY.NO 12
SY.NO 15
SY.NO 55
SY.NO 72
SY.NO 41 (PRIVATE PROPERTY)
SY.NO 42 (PRIVATE PROPERTY)
SY.NO 42/1
SY.NO 41/1
SY.NO 41/1 (PRIVATE PROPERTY)
SY.NO 42/2 (PRIVATE PROPERTY)
PARKS/OPEN SPACE 7149.81 SQM.
PARKS/OPEN SPACE 7149.81 SQM.
JAKKUR LAKE
JAKKUR LAKE
JAKKUR LAKE
112.60
201.60
154.00
128.00
166.40
150.80
166.80
30 M SAN GRACE
30 M SAN GRACE
BASEMENT LINE
8 M DRIVEWAY (EVEL + 101.1 M)
SANITARY NOTE
SANITARY NOTE
SANITARY NOTE



FIRST FLOOR PLAN + 4.10mtl LVL

NO. OF UNITS 36 NOS.
NO. OF EWS UNITS 08 NOS.

P2/GF	1	1	1	1	1	1	1	1	1	1	1



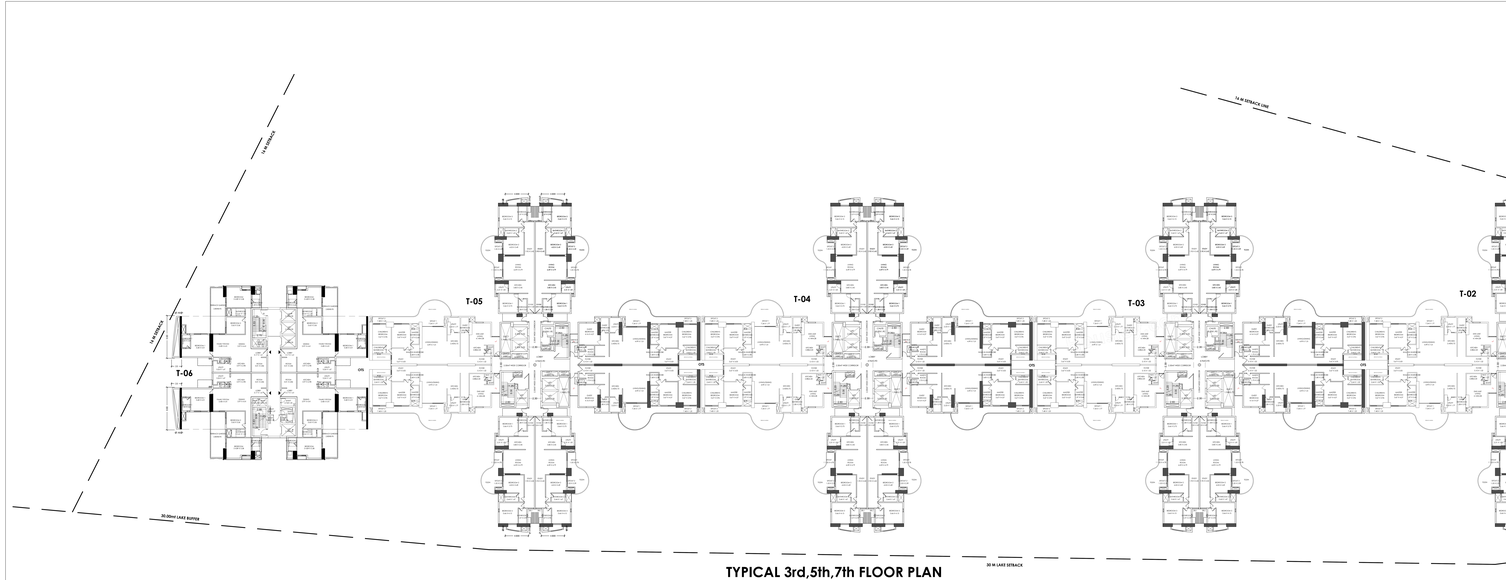
TYPICAL 2nd,4th,6th,8th FLOOR PLAN

NO. OF UNITS 36 x 4 = 144 NOS.

+ 7.10ml LVL+ 13.10ml LVL+ 19.10ml LVL+ 25.10ml LVL

NO. OF EWS UNITS 08 X 4 = 32 NOS.

| | | |



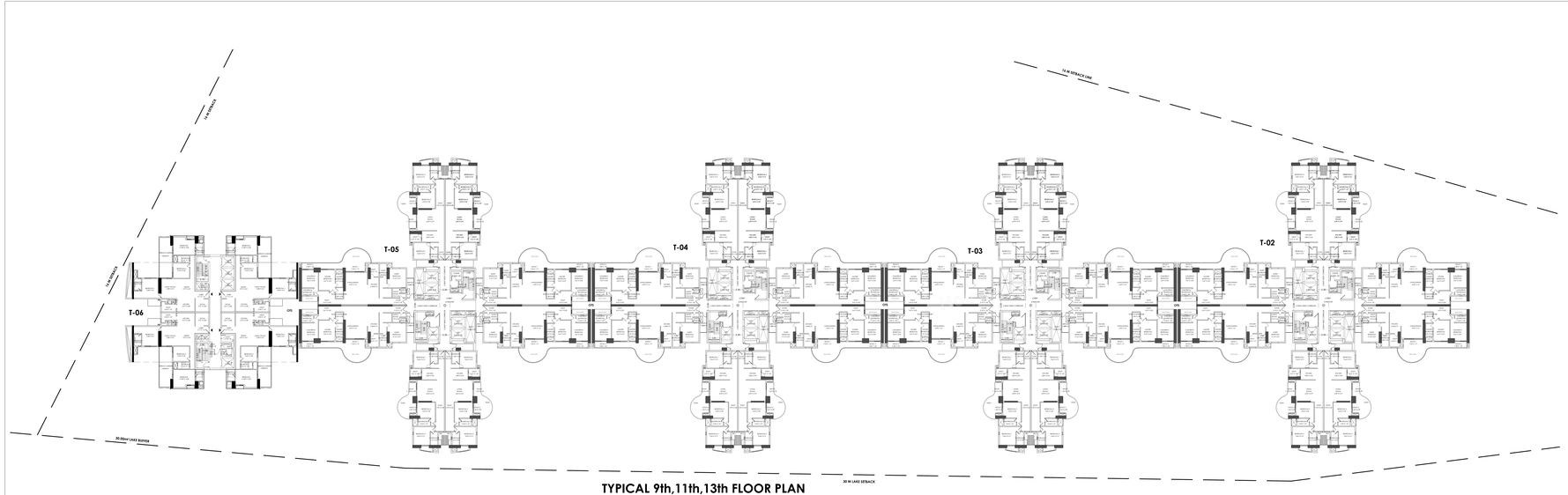
TYPICAL 3rd,5th,7th FLOOR PLAN

NO. OF UNITS 36 x 3 = 108 NOS.

+ 10.10mtl LVL, + 16.10mtl LVL,+ 22.10mtl LVL

NO. OF EWS UNITS 08 X 3 = 24 NOS.

P-02	1	1	1	1	1	1	1
P-01	1	1	1	1	1	1	1



TYPICAL 9th,11th,13th FLOOR PLAN

NO. OF UNITS 36 x 3 = 108 NOS.

+ 28.10mt LVL+ 34.10mt LVL+ 40.10mt LVL

Approval Condition :

The Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Permit.

1.Height of the building(s)/block(s) shall not exceed 40.10 mt. as per approval plan.
2.Earth excavation shall be carried out strictly as per the approved plan. NO BASEMENT IS TO BE ALLOWED EXCEPT TO BE USED FOR PARKING, WATER TANK, SUMP, TOILET, LIFT MACHINERY, SERVANT QUARTERS, CLUB HOUSE, NURSERY SCHOOL AND AMENITIES AS SHOWN IN THE APPROVED PLAN.
a) Consist of Tower - 03 (Basement + Stilt+ut) + 11 F only.
b) Total Built up Area of Tower - 03 is 12,000.00 Sq.Mt. + 30.37 sqt.
3.Service to provided for Residential use only. The use of the building shall not be deviated to any other use.
4.The Basement Floor area reserved for car parking shall not be converted for any other purpose.
5.Provision of firefighting arrangements and installations shall be made in accordance with the provisions of the building license and the course of mandatory jobs with specifications shall be included in drawn and displayed on the site shall be made available for inspection.
6.On completion of foundation or footing before erection of walls on the foundation and in the case of structures of more than one storey after completion of the plinth shall be intimated to the Authority and shall not proceed further.
7. Construction or reconstruction of the building should be completed within the expiry of the years from the date of issue of the permit, unless the permission is sought for extension of time for completion.
1.Necessary clude for unlong depression sides, outside at ground level to protect excavated spoils for surrounding garbage and to prevent accidents.
2.The vegetation shall construct temporary toilets for use of construction workers and it should be demolished after the construction.
3.The Contractor shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
4.The Contractor shall not use the premises for residential purpose. The debris shall be removed and transported to nearby dumping yard.
5.The Contractor shall not encroach upon or occupy the adjacent area / open spaces and the common facility areas, which is not the exclusive to all the tenants and occupants.
6.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. norms. The space provided shall be free from any encumbrances.
7.The applicant shall provide a separate room preferably 4.5 x 3.0m or in the basement for installation of telecom equipment, if any telecom tower is not installed in the premises.
1.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & construction material to cause inconvenience or hazard to the public.
2.Permission shall be obtained from forest department / wildlife for cutting trees falling within the commencement of the work.
3.If any person / builder contravenes the provisions of Building Byelaws and rules & Rules, the Architect / Engineer / Structural Engineer shall be liable for action u/ Sec. 321 of Karnataka Municipal Corporation Act, 1976 and the work shall be stopped for the time being.
4.The Architect / Structural Engineer shall be in the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX & X (Bye-law No. 112) under rule special 9 (4) (a) to (e).
5.The Structural Engineer shall be responsible for the structural stability of the building as per the Structural Engineer.
6.The building should not be occupied without obtaining "OCC/OFFICE CERTIFICATE" from the competent authority.
7.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storing rain water for use as per the norms and shall ensure that the water from the roof shall not be allowed to mix with the sewage.
1.The Structural Engineer shall prepare as construction adopting the norms prescribed in National Building Code and to the criteria for earthquake resistant design of structures" Seeing No. IS 1893-2002 published by the Bureau of Indian Standards and shall be responsible for the same.
2.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria prescribed in the Indian Standards the structural stability. The responsibility of ascertaining structural stability rest on the Architect and Structural Engineer.
3.Provision for disposal of solid waste as per the norms of the Local Authority.
4.In Condos for physically handicapped persons provision to be made in Byle-law dtl. 31 of building rules-1945 and Government orders time to time shall be adopted.
5.The applicant shall provide a separate room preferably 4.5 x 3.0m or in the basement for the use of the visitors / servants / drivers and security men and also entrance shall be appropriately through a ramp as per the Physically Handicapped persons requirements.
6.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the adjacent roads / footpaths are not damaged. The dust and soil to be cleared from the public roads / Drains and footpaths during the hours work and morning hours.
7.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and processed in accordance with the Bye-laws of Bangalore Mahanagara Palike.
Applicable for Residential units of 20 and above and 2000 sqm and above built up area for Commercial buildings.
8.The applicant shall ensure that the Electrical Wiring and Electrical Fittings shall be in accordance with the I.S. Specifications during the course of execution for basements with safe design for retaining walls and super structure for the safety of the adjacent buildings and the public at large. Provision of fire safety measures such as hydrants, sand buckets, sand boxes ensuring safety of workers and general public by erecting safe barriers.
9.The ramp for car parking shall be provided as per the building bye-law 30 The Owner / Association of the high-rise building shall be responsible for the safe and sound condition of the structure for a period of lifetime and another building for a period and ensure circulation safety in respect of the building.

Note:
1. Ramp/ramp/ramp shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction site.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory. Failure to furnish the list shall attract penal provisions of the Act.
3.Obtaining NOC from the Labour Department before commencing the construction work is a must.

21.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 acquaint to the owner about the due involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Master Plan or any other law for the time being in force.
22.The Contractor or manufacturer of building shall be commissioned within a period of two (2) years from date of issue of the permit. The owner shall intimate the Jurisdictional Officer / Town Planning Officer / Concerned Authority of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation to the concerned Authority after the foundation or footing or walls of the foundation. Otherwise the plan permission deemed to be lapsed.
23.The Applicant should follow the instructions of BWSSB specified in the GO letter No. BWSSB/ADD/CR-3/5, Dated: 17/03/2014 regarding connections to the BWSSB sewerage system, failure to which the sanction shall be liable to be cancelled.
24.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per Local Laws / Rules in force from time to time.
25.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles as per the Government of Karnataka Notification dated 08/03/2019 and shall ensure that 20% of the total parking provided in parking / ground / stilt / mezzanine floor / basement shall be equipped with charging points.
26.The Applicant / Owner / Developer shall abide by the Rules and Regulations of Karnataka Energy Conservation Act, 1989 and KCDC Act.
27.The Applicant shall install Grade building construction against the sanctioned plan the action will be initiated against the Owner / Applicant.
28.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence. 29.The Applicant / Owner / Developer shall ensure that the conditions imposed by the planning authority are to be fulfilled without deviations wherever applicable.
30.The Applicant / Owner / Developer shall ensure that the Electrical Wiring and Electrical Fittings shall be in accordance with the I.S. specifications.
31.In case of the documents submitted in respect of property are found to be forged or fabricated or if it is found that the documents submitted in respect of property are in dispute, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
32.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA), compulsorily if the plot area exceeds 500 sqm or the number of residential units exceeds inclusive of 8 units.
33.The permission is issued based on information submitted by the applicant. The cancel be sanctioned for claiming false information or misleading information.
34.Owner / Builder / GPA holder / developer shall take all precautionary measures to ensure the safety of personnels involved in the construction activities.
35.The Applicant / Owner / Developer shall take precautionary measures on lives & to offer interest if lives of life or injury or permanent disability caused to possessions or damages caused to public or private property, BBMP is not responsible for the same. The Owner / Developer shall hold BBMP harmless in respect of any loss or damage to life or property arising in connection with the civil works or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide KE20/2004 (Amendment) Rules Notified Vide No. LR/8CI/TD/97/10, dated: 01-04-2010 :

1.Registration of Industrial Establishment / Building or Place of Work under the provisions of the construction rules with the Karnataka Building and Other Construction workers Welfare Board.
2.The Applicant / Builder / Owner / Construction should submit the Registration of establishment and list of construction workers employed in the establishment to the concerned Labour Department through the concerned Assistant Labour Commissioner or Labour Officer.
3.The Applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA), compulsorily if the plot area exceeds 500 sqm or the number of residential units exceeds inclusive of 8 units.
4.In the event of the Inspection Officer / Labour Officer visits the changes if any of the list of workers engaged by him in the place of work by the Applicant / Builder / Owner / Contractor shall engage a construction worker who is also a registered worker with The Karnataka Building and Other Construction workers Welfare Board.

BBMP/EST/BP/PRE-DCR/0000/19-20	
Date:Created on:Tue,Jun 18 2019	
Type:Residential Building Permit	
Sub Type:Residential Building	
Area Type:Inner	
Application Type:Building Permission	
Proposal Type:New Building Permission	
Nature of Sanction:New	
Location:Within	
Building Line Specified as per Z.R.No:Not Specified	
Zone:Yelahanka	
Ward:Ward-081	
Assembly:Yelahanka	
AREA DETAILS SQ.MT.	
AREA OF PLOT (Minimum)	21.25
Deduction for Roads	
Widening Line	Not Affected
Proposed Road	0.00
Total Deduction	0.00
NET AREA OF PLOT	21.25
Deduction for Balance Plot Area	
Amenity Space/Deposit Area	0.00
Total Deduction	0.00
BALANCE AREA OF PLOT	21.25
COVERAGE CHECK	
Permissible Coverage area (65.00 %)	13.81
Proposed Coverage Area (13.81 %)	13.81
Achieved Net coverage area (13.81 %)	13.81
Balance Coverage area left (51.19 %)	10.88
FAR CHECK	
Permissible F.A.R as per zoning regulation 2015 (1.50)	12.42
Additional F.A.R within Ring-I and II for BBMP(Approval Condition)	0.00
Allowable FAR as per zoning regulation 2015 (1.50)	12.42
Premium FAR for Plot within Impact Zone (-)	0.00
Premium FAR for Road (-)	0.00
Total Premium FAR (0.00)	0.00
Proposed FAR Area	12.42
Achieved Net FAR Area (1.50)	12.42
Balance FAR Area (0.00)	0.00
SEAT OF AREA CHECK	
Permissible Total BuiltUp Area	25.50
Proposed Total BuiltUp Area 0.00 Exclusion Area	0.00
Achieved BuiltUp Area	25.50

Color Notes	
COLOR INDEX:	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (EXTERIOR AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub Use	Block Structure	Block Category
A (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	A

Required Parking(Table 7a)

Block Name	Type	Sub Use	Area / Units		Units		Car Parking		Total Car Parking
			Area (Sq.Mt.)	Units	Prop	Reqd.Unit	Reqd	Prop	
A (RESIDENTIAL BUILDING)	Residential	Apartment	21000.44	36	3	3	108	-	-
			30 - 60(1BHK)	12	1	1	4DX	-	-
			60 - 200(2BHK)	24	2	2	8DX	-	-
			200 - 300(3BHK)	0	0	0	0	-	-
		Total :		-	-	-	96	144A	-

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved.	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	96	1150.00	144A	1800.00
Visitor's Car Parking	24	1150.00	0	0.00
Total Car	120	12705.00	144A	1800.00
Tw/Bike/etc	-	1150.00	0	0.00
Other Parking	-	-	-	4231.00
Total	-	13855.00	-	6031.00

Block A (RESIDENTIAL BUILDING)

Name	Gross Floor Building Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed Floor Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total FAR (No.)
		Total Built-up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Area			
		Colour										
Terrace Floor	110.11	0.00	110.11	20.00	0.00	174.78	0.00	0.00	0.00	0.00	0.00	00
Stilt(part) Floor	874.31	360.86	843.46	138.27	161.58	0.00	137.45	0.00	0.00	7956.17	7956.17	8
Stilt Floor	874.31	360.86	843.46	138.27	161.58	0.00	137.45	0.00	0.00	7956.17	7956.17	8
Stilt(part) Floor	874.31	360.85	843.45	138.27	161.58	0.00	137.45	0.00	0.00	7956.17	7956.17	8
Stilt Floor	875.34	360.88	843.45	138.27	161.58	0.00	137.45	0.00	0.00	7958.19	7958.19	8
Stilt(part) Floor	874.31	360.85	843.45	138.27	161.58	0.00	137.45	0.00	0.00	7956.17	7956.17	8
Stilt(part) Floor	875.34	360.85	843.45	138.27	161.58	0.00	137.45	0.00	0.00	7958.19	7958.19	8
Stilt(part) Floor	874.31	360.85	843.45	138.27	161.58	0.00	137.45	0.00	0.00	7956.17	7956.17	8
Stilt(part) Floor	875.34	360.85	843.45	138.27	161.58	0.00	137.45	0.00	0.00	7958.19	7958.19	8
Stilt(part) Floor	875.57	375.08	837.19	138.27	161.58	0.00	85.68	0.00	0.00	7951.70	7951.70	44
Stilt(part) Floor	877.63	380.57	840.64	138.27	161.58	0.00	85.68	0.00	0.00	7956.07	7956.07	44
Stilt(part) Floor	877.63	380.57	840.64	138.27	161.58	0.00	85.68	0.00	0.00	7956.07	7956.07	44
Stilt(part) Floor	875.57	375.08	837.19	138.27	161.58	0.00	85.68	0.00	0.00	7951.70	7951.70	44
Stilt(part) Floor	877.63	380.57	840.64	138.27	161.58	0.00	85.68	0.00	0.00	7956.07	7956.07	44
Stilt(part) Floor	875.57	375.08	837.19	138.27	161.58	0.00	85.68	0.00	0.00	7951.70	7951.70	44
Stilt(part) Floor	877.63	380.57	840.64	138.27	161.58	0.00	85.68	0.00	0.00	7956.07	7956.07	44
Stilt(part) Floor	875.57	375.08	837.19	138.27	161.58	0.00	85.68	0.00	0.00	7951.70	7951.70	44
Stilt(part) Floor	877.63	380.57	840.64	138.27	161.58	0.00	85.68	0.00	0.00	7956.07	7956.07	44
Ground Floor	968.13	375.08	931.04	188.78	187.14	0.00	202.07	20.00	0.00	8909.92	8909.92	38
Stilt(part) Floor	3108.03	207.27	3091.24	230.02	187.14	0.00	57.78	345.00	2093.23	0.00	0.00	35
Second Floor	3123.05	207.27	3103.75	230.02	187.14	0.00	0.00	345.00	3037.90	0.00	0.00	35
Typical Floor	21000.44	8826.76	20990.90	2718.57	3146.38	174.78	4439.94	691.20	3963.77	134436.20	134436.20	676
Number of Similar Blocks	1											
Total	21000.44	8826.76	20990.90	2718.57	3146.38	174.78	4439.94	691.20	3963.77	134436.20	134436.20	676

Field & Equipment Details

Name	No. of Same Blocks	Gross Floor Building Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Floor Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total FAR (No.)
		Colour	StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Area			
A (RESIDENTIAL BUILDING)	1	21000.44	8826.76	20990.90	2718.57	3146.38	174.78	4439.94	691.20	3963.77	134436.20	676
Grand Total:	1	21000.44	8826.76	20990.90	2718.57	3146.38	174.78	4439.94	691.20	3963.77	134436.20	676

OWNER'S / APPLICANT'S SIGNATURE	
OWNER'S, ADDRESS, WITH ID NUMBER & CONTACT NUMBER :	
1.K SHATHABAB & SHAITHA KSAMI	
2.K SHATHABAB & SHAITHA KSAMI	
SHATHABAB & SHAITHA KSAMI NO.70,GARVEBHAVALI VILLAGE, BANE NO. 28, TALAHANKA HOBLI, BENGALURU	
REPRESENTED BY AN ALIAS/ MR. TOTAL ENVIRONMENT BUILDING SYSTEMS PVT. LTD	
3rd Floor, Block-A, Tower-A, EPIP Zone, Bangalore, Karnataka-560066	
ARCHITECT / ENGINEER / SUPERVISOR SIGNATURE	
Gurur Bilkha	
Reg.No:CA/2012-50229	
Total Environment Building Systems Pvt Ltd	
No 78, ITPL Main Road, EPIP Zone, Whitefield, Bangalore	
PROJECT TITLE :	
PROPOSED RESIDENTIAL APARTMENT BUILDING ON SITE NO.70,GARVEBHAVALI VILLAGE, BANE NO. 28, TALAHANKA HOBLI, BENGALURU	
(Alternate) TITLE :	
TOWER - 01 TO 06	
TYPICAL 9th,11th,13th FLOOR PLAN	
SCALE : 1:150	SHEET NO : 08

SANCTIONING AUTHORITY :

SANCTIONING AUTHORITY	DEPUTY DIRECTOR	ASST. DIRECTOR	JOINT DIRECTOR

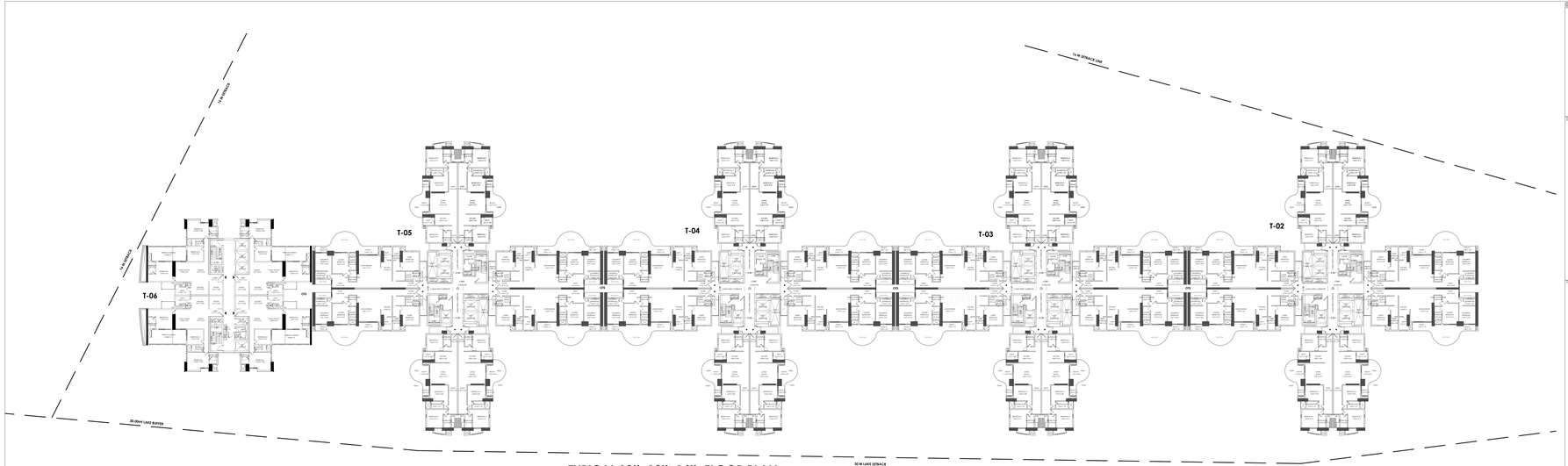
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and Building licence for the completed building.

HO - 92909

This computer generated plan is valid only if it bears the signature and seal of the Authority.

Accuracy of Scrolls/Paper/Ink/Drawing is subject to accuracy of relevant provided data. Scrolls/Software/Hardware/Errors, etc. We are not liable for any damage caused due to inaccuracy or inability to read the Software.

This computer generated plan is valid only if it bears the signature and seal of the Authority.



TYPICAL 10th,12th,14th FLOOR PLAN

NO. OF UNITS 36 x 3 = 108 NOS.

+ 31.10m2 LVL + 37.10m2 LVL + 43.10m2 LVL

Approval Condition :

The Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Permit.

1.Construction of Residential apartment building consisting of Block-A (RESIDENTIAL BUILDING) with 36 DWELLING UNITS at SURVEY NO. 35/1 OF KASABA HOBLI, BENGALURU EAST TALUK,PANATHUR VILLAGE, VARTHUR HOBLI, BENGALURU.

a) Consist of Tower - 01 (Basement + Stilt(part) + 14F only)

b) Total built up area of 43,231.00 Sq.mts. Height of building - 50.20 mts

2.Develop & provide for Residential use only. The use of the building shall not be deviated to any other use.

3.Set Back/Open Space area reserved for car parking shall not be converted for any other purpose.

4.Provision of fire safety measures as recommended by the Fire Safety Authority shall be made in the building license and the copies of sanctioned plans with specifications shall be circulated to Fire and Emergency Services and the Fire Safety measures shall be provided accordingly.

5.On completion of foundation or footing before erection of walls on the foundation and on the case of structure of framework before casting of roof slab, the owner shall intimate the Jurisdictional Officer to inspect the site.

6. Construction or reconstruction of the building should be completed within the expiry of the years from the date of issue of the building permit. If the building is not completed within the said period, the permit shall lapse.

7.Necessary clauses for solving disposition sites, outlets at ground level for proper removal & space for dumping garbage should be provided in the building.

8.The applicant shall construct temporary toilets for the use of construction workers and ensure that no demolition after the construction.

9.The Owner/developer shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.

10.The applicant shall ensure that the building materials to be used in the construction of the building are properly stored and transported to nearby dumping yard.

11.The applicant shall ensure that the sanitary arrangements for the workers are made in the premises within the site and shall not be allowed to pollute the environs and surrounding.

12.The applicant shall provide a ramp for loading the distributor transformers & associated equipment as per K.E.R.C. regulations, if the same is not provided in the sanctioned plan.

13.The applicant shall provide a separate room ventilation, 0.5 x 1.0m in size in the basement for installation of telecom equipment, if the same is not provided in the sanctioned plan.

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other hazards to persons and property in adjoining premises during the course of demolition.

15.Permission shall be obtained from forest department / wildlife for cutting trees before the commencement of the work.

16.If any owner / builder commences the process of building Dyas-beas and sales it there, the Architects / Engineer / Owner / Builder shall be jointly & severally liable for the violation of building bye-laws and other rules and regulations. The entire is regulated by the bye-laws.

17.Provision shall be made for the disposal of solid waste in the area so that it does not cause any nuisance to the surrounding properties in Schedule-IV of Bye-law No.13(i) under solid waste (refer 9.10 (a) to c).

18.Provision shall be made for the disposal of solid waste as per the approved scheme by the engineer.

19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for ensuring water supply to the premises round the year as per the approved plan. Non-compliance of the above condition will be treated as violation of the sanctioned plan.

21.Provision shall be made for adequate water supply, drainage and sewerage connections to the buildings.

22.Notes for earthquake resistant design of structures" bearing No. IS 1893-2003 published by the Bureau of Indian Standards shall be strictly adhered to.

23.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria mentioned in Indian Standards shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies with the owner/developer & the structural engineer.

24.Provision for disposal of solid waste as per the approved scheme by the Engineer.

25.Facilities for physically handicapped persons are to be provided in accordance to Bye-law 38 (12) of building bye-laws 2003 and Government orders time to time shall be adopted.

26.The applicant shall ensure that the environment is maintained in such a manner that there is no nuisance to the neighbours or the vicinity of construction and that the environment is not polluted. The dust shall not cause to the earth surface. Dust, Oil Mist & sound Emissions during the house and night nearing the.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and processed and disposed of as per the Karnataka Municipal Solid Waste Rules, 2016 and amended thereof.

Applicable to Residential units of 20 and above and 2000 sqm and above built up area for Commercial buildings.

28.The applicant shall ensure that the Noise Pollution Control measures are adhered to strictly as per the norms of the law during the course of excavation for basements with safe design for retaining walls and super structure for the safety of adjoining properties. Noise levels in ambient air during excavation, drilling and blasting, are bounded among the ambient air quality standards in residential zone.

29.Two wheeler parking shall be provided as per the building bye-law 30 The Owner / Association of the high-rise building shall ensure that the two wheeler parking shall be used for the purpose of parking only. The owner/ association shall ensure unobstructed safety in respect of the movers.

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. Non-compliance of the above conditions shall attract penal provisions.

3.Obtaining NOC from the Labour Department before commencing the construction work is a must.

31.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 explicitly brief the owner about the one month or combination of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Master Plan or Detailed Development Plan.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of the permit. If the building is not completed within the said period, the permit shall lapse. However, the Authority of the intention to start work in the form prescribed in Schedule-VI. Further, the Owner / Developer shall give a fresh intimation for construction of the foundation or footing or walls / underpinning or the foundation. Otherwise the plan permit deemed to be abrogated.

33.The Applicant should follow the instructions of BWSSB specified in the GO letter No. BWS/B/04/30/151 Dt. 24dec 2014 for the development of water supply and sewerage facilities to the proposed development while executing the project.

34.The Applicant / Owner / Developer shall abide by the criterion of solid waste and its segregation as per rules stated in the Karnataka Municipal Corporations Act.

35.The Applicant / Owner / Developers shall make necessary provision to charge electrical vehicles. Provision for charging electric vehicles shall be made in the parking area. Provision shall be ensured in case of apartments / group housing / mall/ building units/development plan and as per Clause 7(xv) Table 7a of bye-law 2016.

36.The Applicant / Owner / Developer shall abide by the Rules and Regulations of Karnataka Energy Conservation Building Code, 2018.

37.The Applicant / Owner / Developer shall ensure that the Fire Safety measures are provided in accordance with the provisions of the National Building Code of India, 2016 and amendments thereof.

38.The Applicant / Owner / Architect shall also adhere to the special conditions imposed in the Building Licence issued by the Karnataka Fire & Emergency Services. Non-compliance of the conditions imposed by the Licencing authority will lead to the revocation of the Licence.

39.The Applicant / Owner / Developer shall ensure that the Lift installed in the building shall be in accordance with the Lift Act and the Rules and Regulations thereof. Also, the contractor who stands surrendered as per the approved plan shall not be allowed to do any work in the premises.

40.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence issued by the Karnataka Fire & Emergency Services. Non-compliance of the conditions imposed by the Licencing authority will lead to the revocation of the Licence.

41.In case if the documents submitted in respect of property are found to be forged or fabricated or if it is found that the information furnished is false or misleading at any stage, the sanctioned plan stands cancelled as per the relevant provisions and suitable legal action will be initiated.

42.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA), compulsorily if the plot area exceeds 500 sq.mts or more than eight apartments including the phase if any.

43.The permission is issued based on information submitted by the applicant. The same is to be scrutinized for claiming rights of ownership of the property.

44.Owner / Builder / Architect / Engineer shall ensure all precautionary measures to ensure the safety of personnels involved in the construction activities.

45.The Applicant / Owner / Developer shall take precautionary measures so as to by offer Interest Free of Bills or Up-to or Deferred Installments to accommodate or mortgage caused to public or private property, BWSB is not responsible for any such claims or demands or compensation. The Applicant / Owner / Developer shall be solely responsible for any injury or permanent disability.

Special Condition as per Labour Department of Karnataka vide KE/35/2021-BE (Amendment) Hon'ble Labour No. LR/BD/73/2013-14, dated: 31-08-2015

1.Registration of Apartments Builder / Owner / Contractor and the establishments employing the construction labourers with the Karnataka Building and Other Construction workers Welfare Board.

2.The Applicant / Builder / Owner / Developer should submit the Registration of establishment and list of construction labourers employed in the establishment issued by the Labour Department of the concerned area issued by the Assistant Labour Commissioner and Executive 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 / Developer should also collect the changes if any of the list of workers engaged by him to the part of him by the Applicant / Builder / Owner / Contractor shall engage a construction worker at the site or at his place who is not registered with The Karnataka Building and Other Construction workers Welfare Board.

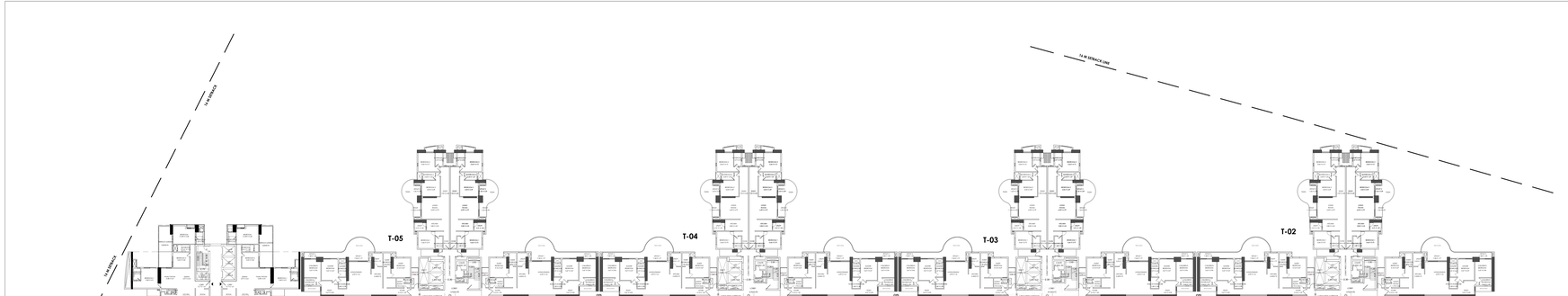
PROJECT DETAILS:			
Authority: BBMP		Plot Use: Residential	
Inward No: PRJ/8055/21-22		Property Type: Corner	
Application Type: General		Land Use Zone: Residential (Main)	
Proposal Type: Building Permission		Plot Eligible For RL: NATHI NO.50/REV/21-22	
Nature of Sanction: New		Green Building: Not Applicable	
Location: District:		Zone: Dr. Bhim Rao Ambedkar Zone NATHI NO.50/REV/21-22	
Building Line Specified as per Z.R. No:		PID No. (As per Khata Extract): NATHI NO.50/REV/21-22	
Total Plot Area:		Revenue Ward: Ward Name: Varthur, Ward No: 65	
		AKT TO JOINT/PARAPANALLI VILLAGE, YELAHANKA HOBLI, BENGALU	
Net Area(sq.m):			
Deduction for roads and footpaths			53.47
AREA OF PLOT (Minimum)			1163.47
Deduction for Reserved Areas:			
Deduction - Surplus Park (if Any)			0.00
Residential Area			1163.47
Total Area			1163.47
NET AREA OF PLOT	(A-Deductions)		1163.47
Deduction for Balance Plot Area			
Residential Area (Minimum) Free of Cost			408.71
Amenity Area			465.39
Residential Area			1163.47
Total			2037.57
BALANCE AREA OF PLOT	(A-Deductions)		2037.57
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			4077.57
Proposed Coverage Area (37.99 %)			3101.00
Achieved Net coverage area (37.99 %)			3101.00
Balance Coverage area (61.00 %)			4976.57
FAR CHECK			
Permissible F.A.R as per zoning regulation 2015 (1.50)			12416.75
Additional F.A.R for EWS / Affordable Housing(As per Col.7)			0.00
Remaining FAR Area (With Affordable)			12416.75
Premium FAR for Plot within Impact Zone (-)			0.00
Premium FAR for Road (-)			1163.47
Residential FAR (100.00%)			11253.28
Proposed FAR Area			12403.21
Achieved net FAR Area (1.07)			12403.21
Balance FAR Area (0.43)			13.54
SEAT OF AREO CHECK			
Permissible Total BuiltUp Area			20400.00
Deduct Parking Area (Ref.A.R.B.Expert List)			4200.00
Achieved BuiltUp Area			20397.05

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	QUANTITY	WIDTH	HEIGHT
A (RESIDENTIAL BUILDING)	D	108	0.75	2.10
	D1	36	0.90	2.10
	D2	36	0.75	2.10
	D3	36	0.75	2.10
	D4	36	0.75	2.10
	D5	36	0.75	2.10
	D6	36	0.75	2.10
	D7	36	0.75	2.10
	D8	36	0.75	2.10
	D9	36	0.75	2.10
	D10	36	0.75	2.10
	D11	36	0.75	2.10
	D12	36	0.75	2.10
	D13	36	0.75	2.10
	D14	36	0.75	2.10
	D15	36	0.75	2.10
	D16	36	0.75	2.10
	D17	36	0.75	2.10
	D18	36	0.75	2.10
	D19	36	0.75	2.10
	D20	36	0.75	2.10
	D21	36	0.75	2.10
	D22	36	0.75	2.10
	D23	36	0.75	2.10
	D24	36	0.75	2.10
	D25	36	0.75	2.10
	D26	36	0.75	2.10
	D27	36	0.75	2.10
	D28	36	0.75	2.10
	D29	36	0.75	2.10
	D30	36	0.75	2.10
	D31	36	0.75	2.10
	D32	36	0.75	2.10
	D33	36	0.75	2.10
	D34	36	0.75	2.10
	D35	36	0.75	2.10
	D36	36	0.75	2.10
	D37	36	0.75	2.10
	D38	36	0.75	2.10
	D39	36	0.75	2.10
	D40	36	0.75	2.10
	D41	36	0.75	2.10
	D42	36	0.75	2.10
	D43	36	0.75	2.10
	D44	36	0.75	2.10
	D45	36	0.75	2.10
	D46	36	0.75	2.10
	D47	36	0.75	2.10
	D48	36	0.75	2.10
	D49	36	0.75	2.10
	D50	36	0.75	2.10
	D51	36	0.75	2.10
	D52	36	0.75	2.10
	D53	36	0.75	2.10
	D54	36	0.75	2.10
	D55	36	0.75	2.10
	D56	36	0.75	2.10
	D57	36	0.75	2.10
	D58	36	0.75	2.10
	D59	36	0.75	2.10
	D60	36	0.75	2.10
	D61	36	0.75	2.10
	D62	36	0.75	2.10
	D63	36	0.75	2.10
	D64	36	0.75	2.10
	D65	36	0.75	2.10
	D66	36	0.75	2.10
	D67	36	0.75	2.10
	D68	36	0.75	2.10
	D69	36	0.75	2.10
	D70	36	0.75	2.10
	D71	36	0.75	2.10
	D72	36	0.75	2.10
	D73	36	0.75	2.10
	D74	36	0.75	2.10
	D75	36	0.75	2.10
	D76	36	0.75	2.10
	D77	36	0.75	2.10
	D78	36	0.75	2.10
	D79	36	0.75	2.10
	D80	36	0.75	2.10
	D81	36	0.75	2.10
	D82	36	0.75	2.10
	D83	36	0.75	2.10
	D84	36	0.75	2.10
	D85	36	0.75	2.10
	D86	36	0.75	2.10
	D87	36	0.75	2.10
	D88	36	0.75	2.10
	D89	36	0.75	2.10
	D90	36	0.75	2.10
	D91	36	0.75	2.10
	D92	36	0.75	2.10
	D93	36	0.75	2.10
	D94	36	0.75	2.10
	D95	36	0.75	2.10
	D96	36	0.75	2.10
	D97	36	0.75	2.10
	D98	36	0.75	2.10
	D99	36	0.75	2.10
	D100	36	0.75	2.10
	D101	36	0.75	2.10
	D102	36	0.75	2.10
	D103	36	0.75	2.10
	D104	36	0.75	2.10
	D105	36	0.75	2.10
	D106	36	0.75	2.10
	D107	36	0.75	2.10
	D108	36	0.75	2.10

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	QUANTITY	WIDTH	HEIGHT
A (RESIDENTIAL BUILDING)	W	108	1.20	1.20
	W1	108	1.20	1.20
	W2	108	1.20	1.20

Block :A (RESIDENTIAL BUILDING)

Floor Name	Gross Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)								Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tnmt (No.)
		Common Area (Sq.m.)		StairCase	Lift	Lift Machine	SubStation	Ramp	Parking	Resi.		
Terrace Floor	110.11	0.00	110.11	33.03	2.16	774.18	0.00	0.00	0.00	0.00	0.00	00
Stilt(part) Floor	874.31	360.80	845.46	138.27	161.58	0.00	137.45	0.00	0.00	7956.17	7956.17	36
Stilt(part) Floor	874.31	360.80	845.46	138.27	161.58	0.00	137.45	0.00	0.00	7956.15	7956.15	36
Stilt(part) Floor	874.31	360.80	845.46	138.27	161.58	0.00	137.45	0.00	0.00	7956.17	7956.17	36
Stilt(part) Floor	874.31	360.80	845.46	138.27	161.58	0.00	137.45	0.00	0.00	7956.19	7956.19	36
Stilt(part) Floor	874.31	360.80	845.46	138.27	161.58	0.00	137.45	0.00	0.00	7956.17	7956.17	36
Stilt(part) Floor	874.31	360.80	845.46	138.27	161.58	0.00	137.45	0.00	0.00	7956.19	7956.19	36
Stilt(part) Floor	874.31	360.80	845.46	138.27	161.58	0.00	137.45	0.00	0.00	7956.17	7956.17	36
Stilt(part) Floor	874.31	360.80	845.46	138.27	161.58	0.00	137.45	0.00	0.00	7956.15	7956.15



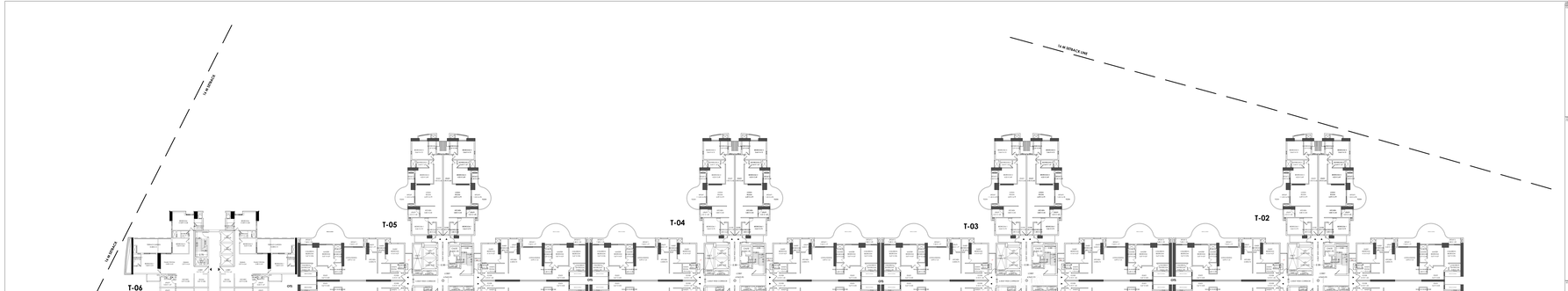
FIFTEENTH FLOOR PLAN

NO. OF UNITS 36 NOS. + 46.10mt LVL

Approval Condition :

The Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Permit.

1.Height of the building(s)/block(s) shall not exceed 46.10 mt. as per approved plan No. BHK/BDA/ARCH/0011/21, 13, dated on 21-01-2022BHK/BDA/ARCH/0011/21, 13, PID NO.PR-1-37-00-00-00



SIXTEENTH FLOOR PLAN

NO. OF UNITS 36 NOS. + 49.10mt LVL

Approval Condition :

The Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Endorsement.

1.Permission is accorded for proposed residential building at SIVEHALLI VILLAGE, KASABA HOBLI, SHIVAGANGA TALUK, RAMANAGARA DISTRICT, BENGALURU.
a) Consist of Tower - 07, (Basement + 17floors) - 1.5F units.
Total Built up area - 49.10 mtr LVL, Total Height - 50.20 mtr.

2.Service is accessed for Residential use only. The use of the building shall not be deviated to any other use.

3.The Basement Floor area reserved for car parking shall not be converted for any other purpose.

4.Development charges, Betterment charges, Environmental Impact Fee, Solid Waste Management Fee, Water Conservation Fee, Layout Development charges with specifications shall be included at Stamp and Endorsement Fee Stage and the same shall be paid at the time of Release of Plan.

5.On completion of foundation or footing before elevation of walls on the foundation and at the case of structure structure at the plinth level or any other relevant stage, the owner shall inform the Authority or the officer authorised by it in writing.

6. Construction or reconstruction of the building should be completed within the expiry of the years from the date of issue of the permit. If the building is not completed within the said period, the permit shall lapse.

7.Necessary ducts for running telephone cables, cuttoffs at ground level for postal services & space for numbering plates/ letter boxes should be provided.

8.The applicant shall construct temporary fire exit and construction sanitary arrangements to be maintained during the construction.

9.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.

10.The applicant shall provide adequate drinking water facilities, adequate number of toilets, safety shoes, safety belts, safety harness and transported for nearby dumping yard.

11.The applicant shall provide temporary sheds for housing the artisans/ labourers employed for the construction work and shall be accessible to all the tenants and occupying.

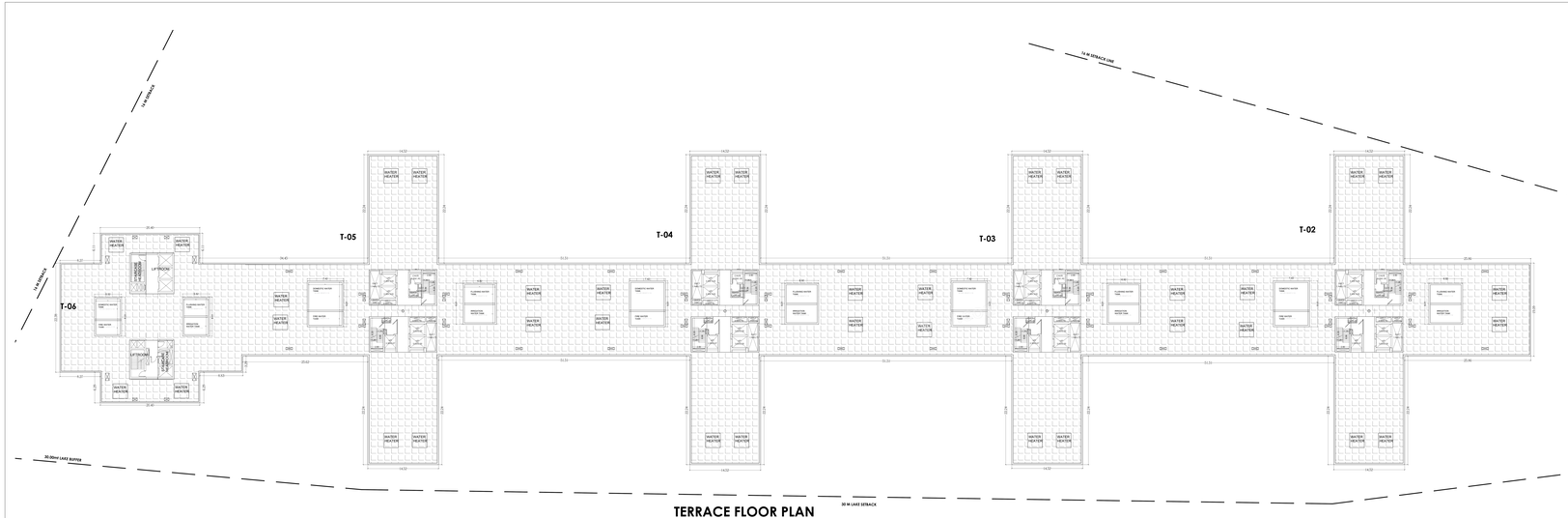
12.The applicant shall provide a separate for isolating the destructive transformers & associated equipment as per K.E.R.C. norms, to avoid any fire hazard to the building and its occupants.

13. The applicant shall provide a separate room preferably 4 ft x 3 ft in size in the basement for installation of pressure vessel for the proposed fire fighting system as per the norms of the Fire Department.

14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & construction material to cause nuisance or hazard to the public in the vicinity of the works.

15.Permission shall be obtained from forest department / wardens for cutting trees before the commencement of the work.

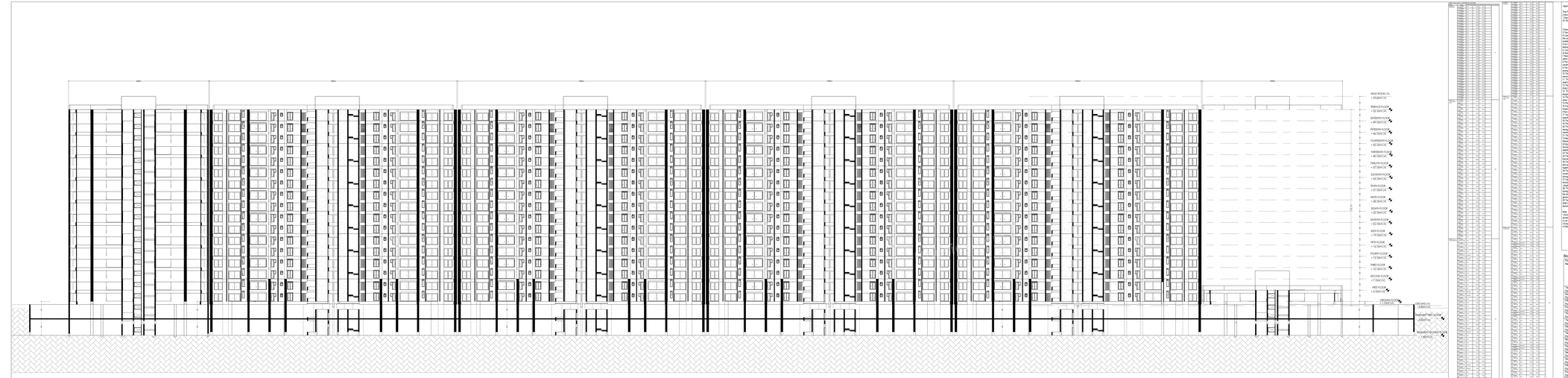
16.If any person / builder contravenes the provisions of Building Bye-laws shall incur a fine, Rs.50/dday / Engineer - in - charge shall impose a fine, Rs.50/dday / Engineer - in - charge shall impose a fine, Rs.50/dday / Engineer - in - charge shall impose



TERRACE FLOOR PLAN

+ 52.10mt LVL

PB02	1	0	0
PB03	1	0	0
PB04	1	0	0
PB05	1	0	0



SECTION

Approval Condition :

The Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Permit.

1.Development of Residential apartment building at SY.NO.47/1 of KODIGEHALLI VILLAGE, YELAHANKA HOBLI, BENGALURU.

a) Consist of Tower - 01 (Basement + Stilt+ 16 Floors) = 17 UNITS

b) Total built up area - 21,032.64 Sq.mts. (Residential - 18,147 sqm)

2.Sanction is accorded for Residential use only. The use of the building shall not be diverted to any other use.

3.Plan Sanction Plan sanctioned for car parking shall not be converted for any other purpose.

4.Provision of firefighting arrangements and firefighting equipment as recommended by the concerned fire authority.Escape and the course of escape(exit) plans with specifications shall be mounted on a frame and displayed on the wall in the lobby of the building.

5.On completion of foundation or footing before erection of walls on the foundation and in the case of structures of more than one floor, including basement, plinth level construction, the owner shall inform the Authority in writing.

6. Construction or reconstruction of the building should be completed within the period of five years from the date of issue of the sanction plan. Otherwise the sanction plan shall lapse and fresh plans shall be submitted.

7.Necessary clause for solving depression cables, substitute at ground level for postal services & space for locking pipeline/ cable shall be provided in the building.

8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

9.The Environment and NOC/EC all weatherer involved in the construction work agreed any accident / unreased incidents arising during the time of construction.

10.The applicant shall ensure that all the debris / rubbish / or materials on or adjacent to the site, shall be properly stored and removed and transported to nearby dumping yard.

11.The applicant shall ensure that the materials stored on the site shall not cause any hazard to the neighbourhood and shall be stacked in a safe manner and in a neat and tidy manner.

12.The applicant shall provide a space for locating the electricitie transformers & associated equipment as per K.E.R.C. norms and the same shall be made available free of rent to the concerned agency.

13.The applicant shall provide a separate room particularly of 9 x 12 ft in size in the basement for installation of telecom equipment free of rent to the concerned agency as per the norms of the telecom.

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other hazards to persons and property in adjoining premises during the course of demolition.

15.Permission shall be obtained from department owners for cutting trees before the commencement of the work.

16.If any owner / builder commences the processes of Building Sale deed and rules in Nexus, the Architects / Engineer / Supervisor shall intimate the Authority. If the Owner / Builder violates the rules, the permission shall be liable to be cancelled. The entire complete responsibility shall be on the owner / builder.

17.The applicant shall ensure that the owner / builder shall strictly adhere to the bylaw and responsibilities specified in Schedule B1 & B2 (See rule 14) under rule 32 of the KCD Act.

18.The building should not be occupied without obtaining "OCC(OPEN CERTIFICATE)" from the competent authority.

19.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for ensuring the quality of the water to be potable as per the norms specified in the Bye-laws of Bruhat Bengaluru Mahanagara Palike.

20.The applicant shall ensure that the construction 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 and shall be responsible for the safety.

21.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria specified in the report, the structural engineer should ensure the structural stability. The responsibility of ascertaining structural stability lies on the owner & the structural engineer.

22.The applicant shall ensure that the Electrical Wiring & Fittings, Lifts & Escalators, Fire Fighting Equipment, Air conditioning and other electrical mechanical services are provided in accordance to Bye-law 32 of 2012 of Building.

23.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 explicitly inform the owner about the due involment in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Master Plan or Comprehensive Development Plan.

24.The Contractor or manufacturer of building shall be commissioned within a period of two (2) years from date of completion of the building or the last part thereof, to the effect that the materials used in the building are free from defects. Authority of the intention to start work in the form prescribed in Schedule-VI. Further, the Owner / Developer shall give a notice of completion of the foundation or footing or walls, visible on the foundation. Otherwise the plan sanction stands deemed to be cancelled.

25.The Applicant should follow the instructions of BWSSB specified in the GO letter No. BWS/B4/8/2015-16, Dated: 29/09/2015 regarding connections of water supply and sewerage system to the proposed building before occupancy.

26.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per Local Laws/ Bye-Laws of BBMP.

27.The Applicant / Owner / Developers shall make necessary provision to charge electrical vehicles.

28.The Applicant / Owner / Developers shall ensure that the Fire Exits / Escape Staircase provided in sanctioned plan/ layout/ building / mult dwelling unit/apartment plan are not closed / Two Tier Fence is not made.

29.The Applicant / Owner / Developer shall abide by the Rules and Regulations of Karnataka Energy Conservation Building Code, 2018.

30.The Applicant / Owner / Developer shall ensure that the Fire Safety Measures are provided as per the approved fire safety plan & NOC issued by the concerned authority.

31.The Applicant / Owner / Architect shall also adhere to the special conditions imposed in the Building Licence. 32.The Applicant / Owner / Developer shall ensure that the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

33.The Applicant / Owner / Developer shall ensure that the Electrical Wires and Electrical Fittings are installed in such a way that the documents submitted in respect of compliance of Electrical Safety Regulations are adhered to.

34.The Applicant / Owner / Developer shall ensure that the electrical power distribution cable/ pipelines are laid underground and provision of suitable legal action will be initiated.

35.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA), compulsorily before the sale of any apartment / commercial space and should abide by the provisions of RERA act.

36.The permission is issued based on information submitted by the applicant. The owner/ developer/ builder shall be responsible for any discrepancy in the information.

37.The Owner / Builder / CTPL Owner / Developer shall take all precautionary measures to ensure the safety of personnel involved in the construction activities.

38.The Owner / Builder / Developer shall take precautionary measures on site to ensure the mission if loss of life or injury or serious disability occurred to personnel or damage caused to public or private property. BBMP is not responsible for any injury, loss of life, damage to property, etc. The Owner / Builder / Developer shall be solely responsible for the same and indemnify BBMP from any claim or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide KE(SD)25/ BOC/2006(p) Hon'ble Labour Minister Tel.no.-(080)27338110, dated: 31-08-2012

1.Registration of Industrial Establishment under Section 7 of the Karnataka Shops and Commercial Establishments Act, 1961 shall be made by the employer of the establishment.

2.The Applicant / Builder / Owner / Developer should submit the Registration of establishment and list of contractors and sub contractors to the Labour Department before commencement of work. Also the Contractor should submit the consolidated Contract Labour and Sub Contractor Labour to enable the establishment and ensure the registration of establishment and contractors working at construction site or work place.

3.The Applicant / Builder / Owner / Developer should also collect the changes if any of the list of workers engaged by the contractor from time to time. It is part of the by Applicant / Builder / Owner / Contractor shall engage a construction worker who is a skilled or semi skilled or unskilled worker only who is registered with the Karnataka Building and Other Construction workers Welfare Board.

P+00M	0	0	0	0	P+00M	0	0	0	0	0	0

ELEVATION

Approval Condition :

The Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Permit.

1.Development of Residential building at SITE NO. 1 (PART), BBMP OC NO. 0080/15-16 AND SITE NO. 13, BBMP OC NO. 0079/15-16 PROPOSED BLOCK NAME-(A) RESIDENTIAL BUILDING.

a) Consist of Tower - 01 (Basement + Stilt+ut) + 17 upto

Terrace floor, Total Built up Area - 29997.60 Sq.mt. Total No. of Units - 161 (67 nos)

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

3.Set Diameter/Floor area exceeded for car parking shall not be converted for any other purpose.

4.Provision of firefighting arrangements and firefighting equipment as recommended by the concerned fire authority.Escape and the course of escape(exit) plans with specifications shall be mounted on a frame and displayed so that staff may easily see and follow the instructions therein.

5.On completion of foundation or footing before erection of walls on the foundation and on the case of structure structure of framework of reinforced concrete structure before casting of roof slab the owner shall inform the Authority.

6. Construction or reconstruction of the building should be completed within the expiry of the years from the date of issue of the permit. If the building is not completed in the said period, fresh permission should be obtained.

7.Necessary clause for solving depression cables, cutcrete at ground level for protect services & space for pumping pumping machine should be provided.

8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

9.The Contractor shall INSURE all workmen involved in the construction work against any accident / unknown incidents arising during the time of construction.

10.The applicant shall provide separate toilet for the use of the public.

11.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other construction hazards to cause nuisance or disturbance to the neighbourhood.

12.Permission shall be obtained from forest department wherever felling of trees is to be done.

13.The applicant shall not store or place any material or construct a shed on footpath, nalas, or any other portion of the public property.

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other construction hazards to cause nuisance or disturbance to the neighbourhood.

15.Permission shall be obtained from forest department wherever felling of trees is to be done.

16.If any owners / builder contravenes the provisions of Building Byelaws and rules & Notes, the Architect / Engineer / Supervisor shall be liable for action u/s 321 of KMC Act. Action will be taken against the Architect / Engineer / Supervisor if the works is reported for the violation.

17.The owners / builder / developer or the person who may be one and the same shall be solely responsible for violation of any condition or any other violation pertaining to Schedule IX-7 (Bye law No. 112) under rule sanction 9 (4) (a) (b).

18.Water supply connection shall be provided only after obtaining the occupancy certificate from the concerned authority.

19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for collecting rain water to recharge the borewell/open well to augment the ground water table and shall not be used for other purposes.

21.The Owners/Builder/Developer or Contractor undertaking the works specified in Rainwater Harvesting Code and in the "Code for earthquake resistant design of structures" Section 1 Part 1 IS 1893 (Part 1) 2002 published by the Bureau of Indian Standards shall be responsible for the safety of the public.

22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria applicable, an undertaking with the designer for structural stability. The responsibility of ascertaining structural stability rest on the owner and the structural engineer.

23.The Owner/Builder/Developer or Contractor undertaking the works specified in Rainwater Harvesting Code and in the "Code for earthquake resistant design of structures" Section 1 Part 1 IS 1893 (Part 1) 2002 published by the Bureau of Indian Standards shall be responsible for the safety of the public.

24.The Owner/Builder/Developer or Contractor undertaking the works specified in Rainwater Harvesting Code and in the "Code for earthquake resistant design of structures" Section 1 Part 1 IS 1893 (Part 1) 2002 published by the Bureau of Indian Standards shall be responsible for the safety of the public.

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