

SY. NO. 89. PRIVATE PROPERTY

44.00

KOGILU CAMPUS

KOGILU ROAD

PROPOSED SITE

TO KOGILU TO TANISANDRA

LOCATION PLAN NOT TO SCALE

AREA STATEMENT (BMP)

PROJECT DETAIL:			
Application No:	BMP/Addl.Dr./JD NORTH/0229/17-18		
Application Type:	General	Zone:	Yelahanka
Proposal Type:	Building Permission	Ward:	Ward-5
Nature of Sanction:	New	Plot No Value:	1.30
Plot Use:	Residential	City Survey No.88/188/288/388	2/28/4
Location:	Ring-II		
Land Use Zone:	Residential (Main)		
Locality/Street:	TIRUMENAHALLI VILLAGE, JAKKURU, YELAHANKA		
AREA DETAILS		SQ.MT.	
AREA OF PLOT (Minimum)	(A)		13059.05
DEDUCTION FOR			
PLOT AREA DEDUCTED FOR ROAD WIDENING			123.17
Total			123.17
NET AREA OF PLOT (Plot Area considered for COVERAGE) (B)			12935.88
BALANCE AREA OF PLOT (Considered for PLOT AREA)	(C)		13059.05
MAX. PERMISSIBLE COVERAGE AREA	(C)		50%
Proposed Coverage Area	(47.3%)		6118.69
Achieved Net coverage area	(47.3%)		6118.69
BALANCE COVERAGE AREA LEFT	(2.7%)		349.25
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(1.25)		22953.34
ADDITIONAL FAR			
Residential FAR			22547.48
Proposed FAR Area			22714.28
ACHIEVED NET FAR AREA	(1.74)		22714.28
BALANCE FAR AREA	(0.01)		139.08
PERMISSIBLE BUILT UP AREA			
ACHIEVED BUILT UP AREA			30851.65
ARCHT/ENGR/SUPERVISOR (Regd)	OWNER		
	M/s. HINDUJA PROJECTS		
	Managing partner		
	Liza Thomas		SUNIL HINDUJA
	BOCIL-3.6/A-2480/2013-14		
OWNERS NAME:			
Sunil Hinduja managing partner Hinduja Projects			
PROJECT DESCRIPTION:			
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO.88/188/288/388/289/4, TIRUMENAHALLI VILLAGE, JAKKURU, YELAHANKA BANGALORE-560084			
ARCHT/ENGR:			
Liza Thomas			
BOCIL-3.6/A-2480/2013-14			
BUILDING DETAILS			
Block Name	Use	Structure	mt. Ht.
A (RES)	Residential	Multi Dwelling Unit	Bldg upto 15.0
Parking Type	Regd No	Regd Area	Prop Area
Car	153	191.23	153
Motor Cycle	14	192.50	0.00
Total Car	153	2103.75	153
Total Motor Cycle	14	192.50	0.00
Total Area		2295.25	7572.29
TOTAL FAR BUILT UP AREA STATEMENT:			
Block Name	Residential FAR Area	SubStructure Addition	Tenement No.
A-1 (RES)	22547.48	7.20	22714.28
Total	22547.48	7.20	22714.28
BALCONY CALCULATION			
FLOOR	NO.	AREA	TOTAL AREA
FIRST FLOOR	110X103X11	143.12	143.12
Second Floor	110X103X11	143.12	143.12
Ground Floor	110X103X11	143.12	143.12
Basement Floor	110X103X11	143.12	143.12
SCHEDULE OF JOINERY:			
NAME	LENGTH	HEIGHT	NOS.
W3	0.75	1.80	02
W9	0.75	1.80	39
D1	0.75	2.15	211
D1	0.80	2.15	191
ED	1.05	2.15	56
W5	1.50	1.80	01
W3	2.10	1.80	08
FW	3.00	2.15	02
SCHEDULE OF JOINERY:			
NAME	LENGTH	HEIGHT	NOS.
W3	0.75	1.80	39
W9	0.75	1.80	39
D1	0.75	2.15	211
D1	0.80	2.15	191
ED	1.05	2.15	56
W5	1.50	1.80	01
W3	2.10	1.80	08
FW	3.00	2.15	02
W3	2.10	1.80	100
W2	2.10	2.15	49
FW1	2.10	2.15	49
W2	2.40	1.80	11
W2	2.40	1.80	09
FW1	2.40	2.15	13
FW1	3.00	2.15	01

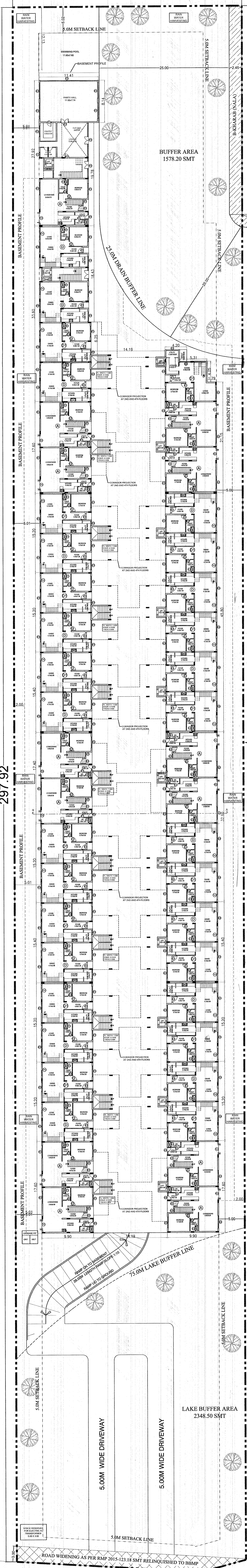
SY. NO. 90. PRIVATE PROPERTY

SITE BOUNDARY

SY. NO. 90. PRIVATE PROPERTY

REMAINING PORTION OF PROPERTY IN SY NO. 88 & 89.

REMAINING PORTION OF PROPERTY IN SY NO. 88 & 89.



FLOORWISE FAR STATEMENT: A (RES)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	LR MC Deduction	Parking Deduction	Residential FAR Area	SubStructure Addition	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	366.51	196.22	0.00	170.29	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor...	4745.75	0.00	33.24	0.00	0.00	4712.51	0.00	4712.51	0.00	0.00
Third Floor...	4691.12	0.00	33.24	0.00	0.00	4657.88	0.00	4657.88	0.00	148.90
Second Floor...	5304.45	0.00	33.24	0.00	0.00	5271.21	0.00	5271.21	92.00	123.94
First Floor...	4032.03	0.00	33.24	0.00	0.00	3998.79	0.00	3998.79	97.36	97.36
Ground Floor...	3940.34	0.00	33.24	0.00	0.00	3907.10	0.00	3907.10	46.00	143.83
Basement Floor...	7571.45	0.00	33.24	0.00	7366.03	0.00	7.20	166.78	0.00	0.00
Total	30851.65	196.22	199.45	170.29	7366.03	22547.48	7.20	22714.28	138.00	514.03

BMP/Addl.Dr./JD NORTH/0229/17-18

1. Sanction is accorded for Proposed Residential Apartment Building Situated @ Katha/30, SY NO.88/188/288/388/289/4, TIRUMENAHALLI VILLAGE, WARD 06, JAKKURU, YELAHANKA BANGALORE-560084.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement floor area is reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sewerage and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts 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 workmen involved in the construction work against any accident/toward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E & D) code leaving 3.00 mts. from the building within the premises.
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. 26.
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. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the building. 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.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect/ Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for third time.
17. 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. 30) under sub-section IV (a) to (d).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns, "OCCUPANCY CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structure is provided 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).
24. The building shall be designed and constructed according to the norms prescribed in National Building code and in the "Criteria for earthquake resistant design of structures" bearing No.18 1933 - 2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 31) of Building Bye-laws 2003 shall be ensured.
27. 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 entrances shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall be stopped by 10.00 PM to avoid hindrance to the neighbouring residents.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit of required capacity installed at site for re-use / disposal. (Applicable for Residential buildings of 50 and above and 5000 Sqm and above built up area for Commercial buildings).
31. The structures with basements shall be designed for structural stability and safety for soil stabilization during the course of excavation for basements with safe design for retaining walls and proper structure for the safety of the structures as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32. Sufficient two wheelers parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
34. Payment of Ground Rent for construction carried out beyond the five years period of plan sanction shall be made to the corporation as per bye law no. 3.8 (a) of Building Bye - Law - 2003.
35. The Builder / Contractor responsible for execution of work shall not / shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BMP.
36. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
37. The Owner / Developer should abide to the outcome of the final orders of Hon'ble Supreme Court / High Court towards reservation of 10% Park and Open Spaces in the plot proposed for development.
38. The Owner / Developer should submit BWSSB NOC before the issue of Commencement Certificate.
39. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing) dated: 01-04-2013

1. Registration of Applicant/Builder/Owner/Contractor and the construction workers 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 local 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/Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant/Builder/Owner/Contractor shall engage a construction worker in his site or workplace who is not registered with the Karnataka Building and Other Construction Workers Welfare Board.

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities shall be strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BMP 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.

III. FEES DETAILS:

As per Commissioner Revised Circular No. Addl.DTP-JD(NMSPR)30/15-18 dt: 04-09-2015.

The Applicant has paid Rs. 823000.00 vide Receipt No. JE-88331-TPR00392 dated: 01-10-2018 for the following:

1. Licence Fees	Rs. 277397.00
2. Ground Rent	Rs. 1627954.00
3. Setbackment Charges	
a) For Building	Rs. 61303.00
b) For Site	Rs. 261192.00
4. Security Deposit	Rs. 3065168.00
5. Plan copy & Compound wall charges	Rs. 7000.00
6. 1% Labour Cess Service Charges	Rs. 45489.00
7. Lake Improvement Charges	Rs. 328478.00
TOTAL	Rs. 4324715.00
8. Labour Cess	Rounding off Rs.620.00 Say Rs. : 623000.00
The Applicant has produced VTR No. KKBKRS20180295 dated: 28-09-2018	
Amount Rs. 4601000.00	Rs. 4601000.00
Rounding off Rs.	TOTAL Rs. 4601000.00

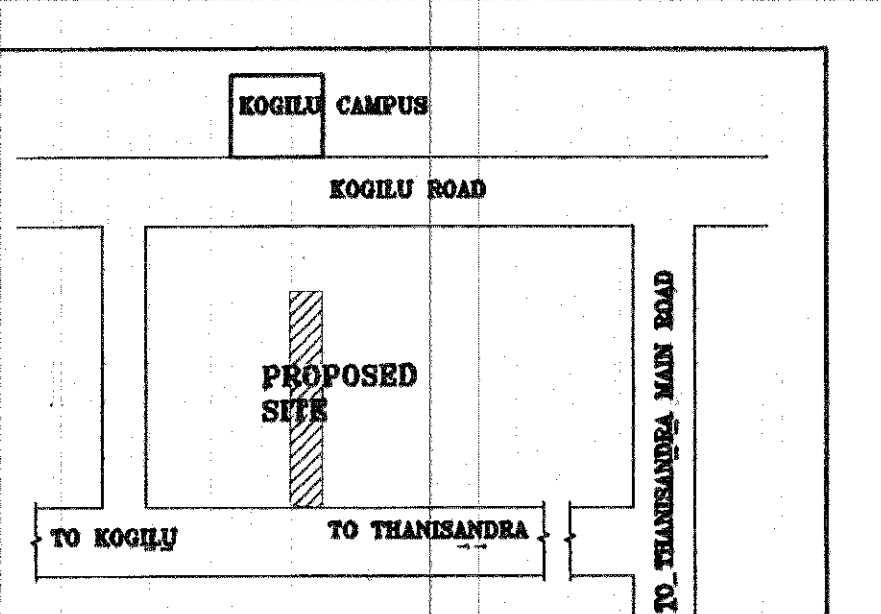
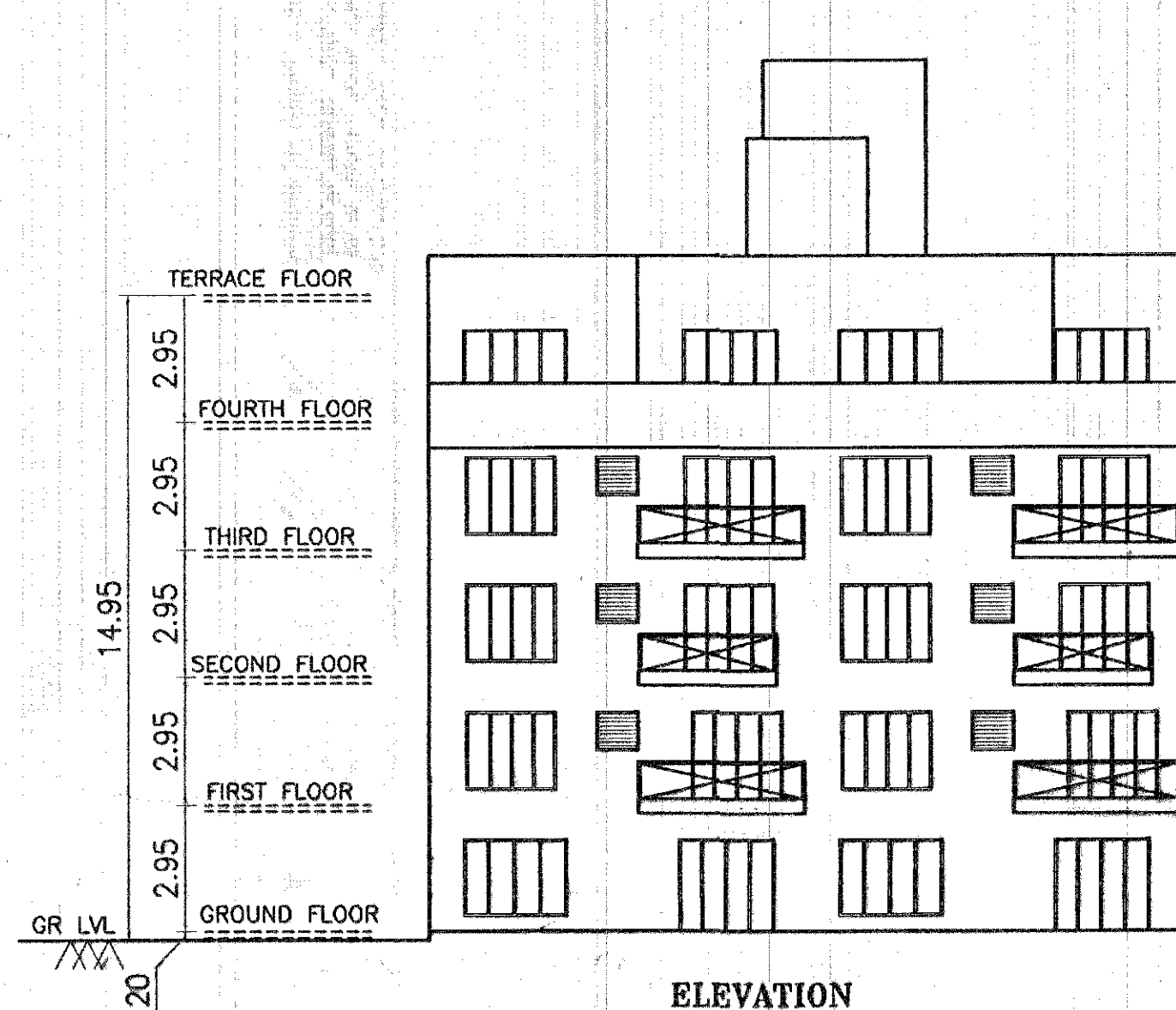
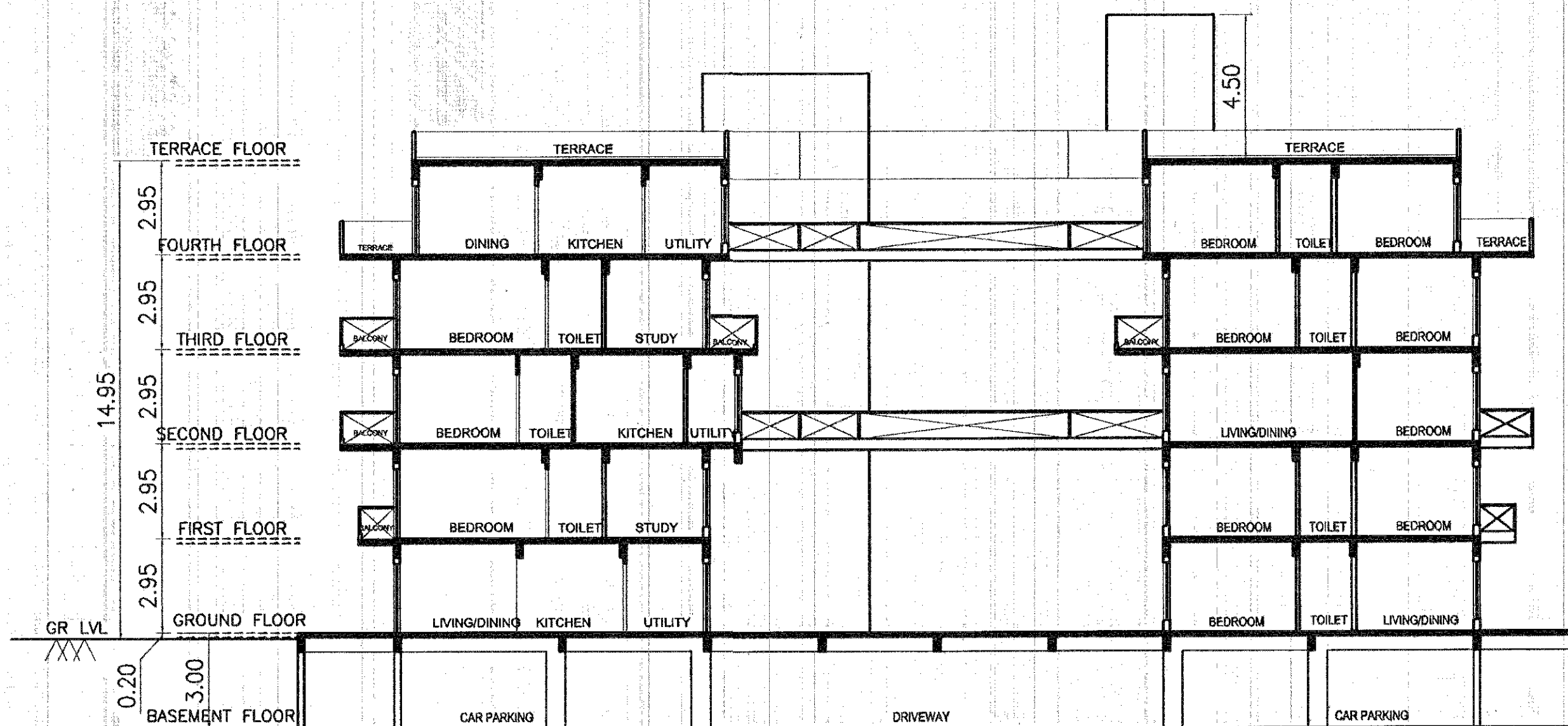
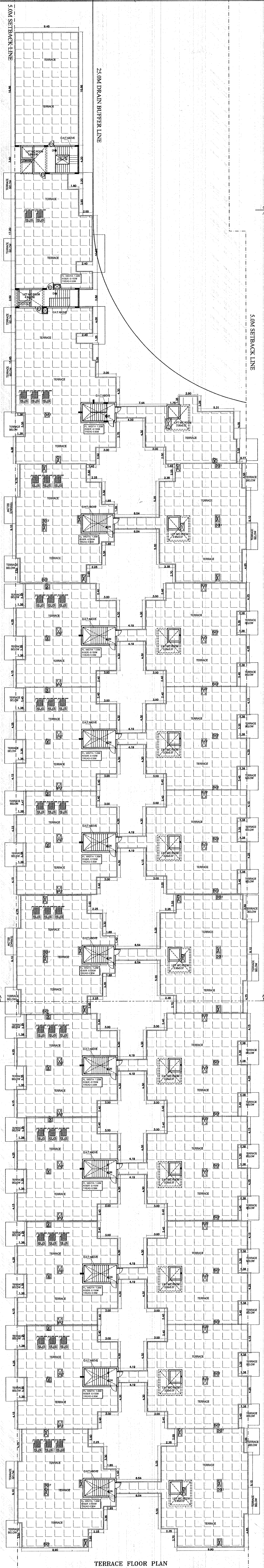
EXISTING 9.14M WIDE ROAD PROPOSED WIDENING TO 15.0M AS PER RMP - 2015

GROUND FLOOR PLAN 46 UNITS (DUPLX).

TITLE: GROUND FLOOR PLAN.

SCALE:1:150

Sheet - 03 of 06



AREA STATEMENT (BBMP)			
PROJECT DETAIL:			
Application No: BBMP/Addtl.Dir/D/D NORTH/0229/17-18			
Application Type:	General	Zone:	Yelahanka
Proposed Title:	Building Permission	Ward:	Word-5
Area of Section:	New	Plot No Value:	3.00
Plot Size:	Residential	City Survey No:	89/1882/888/89
Location:	Ring-III		12/894
Local Use Zone:	Residential (Main)		
Locality/Street:	TIRUMENAHALLI VILLAGE, JAKKURU, YELAHANKA		
AREA DETAILS			SQ.MT.
AREA OF PLOT (Minimum)		(A)	13059.05
DEDUCTION FOR			
Plot area deducted for Road Widening.			123.17
		(B)	123.17
NET AREA OF PLOT (Plot Area considered for Coverage)		(B)	1235.88
BALANCE AREA OF PLOT (Considered For Perm/FAR)		(C)	13059.05
MAX. PERMISSIBLE COVERAGE AREA		(50%)	6467.94
Proposed Coverage Area		47.33	6118.69
Achieved Net coverage area		47.33	6118.69
BALANCE COVERED AREA LEFT		(2.78)	349.25
PERMISSIBLE FAR (As per Zoning Regulation 2015)		(1.15)	2225.31
ADDITIONAL FAR			
Residential FAR			22547.48
Proposed FAR AREA			22174.28
ACHIEVED NET AREA		(1.74)	22174.28
BALANCE FAR AREA		(0.01)	22.17
PERMISSIBLE BUILT UP AREA			
ACHIEVED BUILT UP AREA			30851.63

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
	M/s. HINDUJA PROJECTS Managing partner 

Liza Thomas BCC/BL-3.6/A-2480/2013-14	SUNIL HINDUJA
OWNER'S NAME:	
Sunil Hinduja managing partner Hinduja Projects	

PROJECT DESCRIPTION::	
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO.88/1/88/2/88/3/89/2/89/4, TIRUMENAHALLI VILLAGE, INKAPALLE, MYSURU DISTRICT, KARNATAKA	

JAKKURU, TELAHANNA BANGALORE-560004

Architect
Liza Thomas
BCC/BL-3.8/A-2480-2013-14

Liza Thomas

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESI)	Residential	Multi Dwelling	Unit Bldg upto 15.0 mt. Ht.

Parking Type	Reqd No.	Arch Area	Prop No.	Prop Area
Car	139	1191.25	153	2172.50
Visitor's Car Parking	14	192.50	0	0.00
Total Car	153	2103.75	153	2172.50
Two Wheeler	14	192.50	0	0.00

Block Name	Residential FAR Area	SubStruc. Addition	Total FAR Area	Total BUArea	Tenement No.
A-1 (RESI)	22547.48	7.20	22714.26	30651.65	138.00

Total	22547.48	7.20	22714.28	30651.68	138.00
-------	----------	------	----------	----------	--------

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.10X3.35X13	55.12	185.55
	1.10X3.03X11	103.23	
	1.10X3.28X2	7.20	
SECOND FLOOR	1.66X3.20X13	69.03	234.06
	1.66X3.03X11	156.62	
	1.66X2.33X1	4.69	

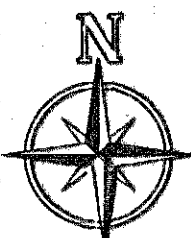
II. NOC DETAILS:		
Name of the Statutory Department	Reference No & Date.	Conditions imposed
SEIAA/MOEF	SEIAA 21-192/2017 - 1A/111, Dated: 08-11-2017	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
KSPCB	PCB/301/CNP/17/4-785, Dated: 30-11-2017	
BWSSB	Conditions imposed to submit the same before obtaining CC	

ALL FEES DETAILS:
As per Commissioner Revised Circular No. Addl.DTP./JN(DM3)PR/320/16-18 dt: 04-09-2015.
The Applicant has paid Rs. 8233000/- vide Receipt No. RE-fine331-TP000309
dated: 01-10-2018 for the following:-

1. Licence Fees	Rs. 277397.00
2. Ground Rent	Rs. 1827604.00
3. Betterment Charges	
a) For Building	Rs. 811033.00
b) For Site	Rs. 801192.00
4. Security Deposit	Rs. 308518.00
5. Plan copy & Compound wall charges	Rs. 70000.00
6. 1% Labour Cess Service Charges	Rs. 48468.00
7. Lake Improvement Charges	Rs. 329478.00
TOTAL:	Rs. 4294715.00 2/2,521
Rounding off Rs.820.00	Rs. 8233000.00
8. Labour Cess	
The Applicant has paid vide RTGS No. <u>KKBKRG20180926</u> dated: 26-09-2018	
Amount Rs. 4601000.00	Rs. 4601000.00
Rounding off Rs. 0.00	TOTAL Rs. 4601000.00

FLOORWISE FAR STATEMENT: A (RESI)										
Name of Area	Total BUA	Slabwise Deduction	Lift Deduction	Lift LMC Deduction	Parking Deduction	Residential FAR Area	SubStruct. Deduction	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor	366.51	198.22	0.00	170.29	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	132.00	33.24	0.00	0.00	0.00	0.00	0.00	97.72	0.00	0.00
Third Floor	469.12	0.00	33.24	0.00	0.00	457.88	0.00	457.88	0.00	143.94
Second Floor	5304.45	0.00	33.24	0.00	0.00	5271.21	0.00	5271.21	92.00	128.90
First Floor	132.00	0.00	33.24	0.00	0.00	398.76	0.00	398.76	0.00	97.76
Ground Floor	3940.34	0.00	33.24	0.00	0.00	3907.10	0.00	3907.10	40.00	143.83
Basement Floor	2571.45	0.00	33.24	0.00	3396.03	0.00	1.20	166.78	0.00	0.00
				70.23		3307.46				514.03

- BMPH/AD/HD/ND NORTH/022296-10-17**
- 1. Plan is sanctioned subject to the following conditions:**
1. Sanction is accorded for Proposed Residential Apartment Building Situated at No.130, SY 89/88/198/2/98/3/99/2/89/4, TIRUMENALLI BLOCK, WARD 05, JAKKURU, VELAYANKA, BANGALORE-560006.
a) Consent of BAFSC/4UF (Four upper floors) PROPOSED only.
 2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 3. Basement floor area is reserved for car parking shall not be converted for any other purpose.
 4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
 5. Necessary ducts 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 workmen involved in the construction work against any accident/injury incidents arising during the time of construction.
 8. The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
 9. The applicant shall provide a fire escape, selling the substation area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
 10. The applicant shall provide a separate earthing distribution transformers & associated equipment as per K.E.R.C (E & D) code providing 3.0 m. from the building.
 11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per By-law No. 25.
 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 of the building.
 13. The applicant shall plant at least two trees in the premises.
 14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
 15. Licenses and approved plans shall be posted in a conspicuous place in 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.
 16. Any other law/enforcement authorities the provisions of Building Bye-laws shall be in force, the Architect/ Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
 17. Technical conditions and the provisions of the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (By-law No. 3) under section I/IV-A of a registered structure engineer.
 18. On completion of foundation or footings or erection of walls on the foundation and in the case of columnar structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
 19. On completion of the building shall be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
 20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 21. The Building License shall 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 By-law/30(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-1983 - 2020 prescribed by the Bureau of Indian Standards making the building resistant to earthquake.
 25. The applicant should provide solar water heaters as per table 17 of By-law-20. 20 for the building
 26. Facilities for physically handicapped persons prescribed in schedule IV (By laws 31) of Building Bye-laws 2003 shall be ensured.
 27. The applicant shall provide at least one common toilet in the ground floor for the use of visitors / drivers / cleaners and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stippled entry.
 28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building.
 29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity and construction that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
 30. The applicant shall ensure that Commercial buildings shall be constructed in the organic and inorganic waste and should be processed in the Recycling processing unit of required capacity installed at site for its re-use/disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial buildings).
 31. The structures shall be designed for structural stability and shall be designed for lateral stability during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safety barricade.
 32. Sufficient two wheeler parking shall be provided as per requirement.
 33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be approved by the Traffic Management Authority if necessary.
 34. Payment of Ground Rent for construction carried out beyond the two years period plan sanction shall be made to the corporation as per by-law no. 3.8 (not 10) of Building By-law - Law - 2003.
 35. The applicant is responsible for supervision of construction work and shall not neglect materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner as to the risk involved in contravention of the provisions of the Act, Rules, Bye-laws.
 36. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years the Owner / Developer shall submit an application to BMPH/AD for the intention to start construction of the premises in Form VI. Further, the Owner / Developer shall give information on completion of the foundation or footing of walls / columns of foundation. Otherwise the plan sanction deemed cancelled.
 37. The applicant shall ensure that the building shall be constructed in accordance with the Supreme Court / High Court towards reservation of 10% Park and Open Spaces in the plot proposed for development.
 38. The Owner / Developer should submit BWSSB NOC before the issue of Commencement Certificate
 39. In case of any false information, misrepresentation of facts, or perjury suit cases, the plan sanction is deemed cancelled.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM**
(Housing/hoc/11/12/25/17/2013, dated 10-04-2013)
1. Registration of Applicant/ Builder/ Owner/ Contractor and 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 use of the building. The same shall be submitted to the concerned local Engineering College, for the purpose of establishment and ensure the registration of establishment and workers working at construction site or work place.
 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
 4. At any point of time the Employer shall not employ a construction worker in his site or workplace 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 camp / construction site.
 - 2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
 - 3. Employment of child labour in the construction activities strictly prohibited.
 - 4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
 - 5. The applicant shall 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 status cancelled automatically and legal action will be initiated.

[illegible]

TITLE: TERRACE
FLOOR PLAN,
SECTION &
ELEVATION.

SCALE-1:150

Sheet - 06 of 06