BBMP/Addl.Dir/JD North/LP/0046/2019-20

This Plan Sanction is issued subject to the following conditions:

1. Development of Residential Building at Sy.No. 17/2, 17/3, 18/2 & 19/2, Gerebanahalli Village, Hosakerehalli Hobli Dt. JD, Bhuvaneshwari Zone, Bengaluru.
   a) Consisting of 2BF+UG+GF+P (Twenty Five Upper Floors) only.
2. Sanction is accorded for **Residential** use only. The use of the building shall not be deviated to any other use.
3. Two basements and Surface area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and sewer main has to be paid to BWSSB and BBMP.
5. Necessary decks 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 footpath/ kerbs for the use of construction workers and it should be kept clean at all times during the work.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8. The applicant shall not store any building material or place any machinery or debris on public or on street or on drains. The debris shall be removed and disposed to a place as per the prevailing rules.
9. The applicant / builder is prohibited from putting the rejected sand / gravel / stones and the common facility areas, which cannot be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers if sanctioned/ required as per K.E.R.C. Draft Code relating 2100 mtrs. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.5M x 3.0M or in the basement for operating the telephone exchange and also to make provisions for telecom services as per Telecom Act.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent any accidents & other material 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. Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. The applicant shall comply with the conditions and shall pay the charges as per 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 personnel employed in service to the user may be shall strictly adhere to the duties and responsibilities specified in Annexure – IV (Bye-law No. 3.8) under sub section (1) of section 464.
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 columns structure before beginning erecting the course, COMMENCEMENT CERTIFICATE shall be obtained.
20. The owner / occupier 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. No building shall be occupied/ allowed 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 Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times. Failure to maintain the structures shall attract penalty.
24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the Criteria for earthquake resistant design of structures' bearing no. IS: 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
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 IV (Bye law – 31) of the Karnataka Municipal Corporations.
27. The applicant shall provide at least one contract label in the ground floor for the use of the visitors / servants / drivers and security men and also enhance shall be approached through a separate door / lift / ramp / passage / staircase / lobby / lift / ramp.
28. The Occupancy Certificate will be considered only after obtaining the fire protection of conditions nos 29, 30, 31, 32, 33 & 34 are provided in the building.
29. Permission shall be obtained from the concerned authority in respect of the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not start before 6 AM. Failure to do so will be a moral nuisance during late hours and early morning hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic/ recyclable and non recyclable/ sanitary waste and processed within the premises with a capacity adequate at rate for its in-situ / decentral disposal for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial buildings.
31. The applicant shall ensure that the safety of the adjoining buildings and ensure safety to ensure full and stabilization during the course of excavation for basements and safe design for retaining walls and super structure for the safety of the structure as well as neighbouring properties, public and other infrastructure, and besides ensuring safety of workmen and general public by erecting safe barricades.
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 got approved from the Competent Authority if necessary.
34. The Owner / Developer shall get the Fire Protection Measures approved from Fire Force Department every four years with fire inspection by the Department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the BBMP/ concerned authority at the time of renewal of Occupancy Certificate.
35. The Owner / Association of high/rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the equipments installed are in working condition and the building is safe from fire and that either shall be submitted to the Corporation and Fire Force Department every year.
36. The Owner / Association of high/rise building shall obtain mandatory certificate from the Department of Factories, Boilers, Steam and Pressure Vessels, Lifts & Escalators regarding working condition of Electrical installation / Lifts etc. The certificate should be produced to the BBMP and shall ensure the renewal of the certificate as per the time to time.
37. The Owner / Association of high/rise building shall ensure that the water in the water bodies in the building, one before the onset of summer and another during the summer and always complete safety in respect of fire hazards.
38. The Owner / Developer shall ensure that sufficient water is available for the entire period of plan validation and as made to the corporation as per bye law no. 29 table 17 of Building Bye - Law - 2003.
39. If the owner / builder commences the construction of Building Bye-laws and rules in force, the authority will inform the same to the Assistant Architect / Engineer / Supervisor in the concerned area and the Assistant Architect / Engineer / Supervisor shall cancel the registration of this professional if the same is repeated for the third time.
40. The Builder / Contractor / Professional responsible for supervision of work shall not shift and materials and structures from the construction from the specified plan without previous approval of the authority. They shall explain to the owner / about the rule involved and suggest to them the rectification to be made in the Rules, Bye-laws, Zoning Regulations, Planning Orders and Policy Orders of the BBMP.
41. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Nandininy Authority) of the intention to start construction by a registered letter. If the work is not started within the said period, the intimation or notification or completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
42. The Owner / Developer shall ensure that at least one tree for every 200 Sq.m of FAR area as per planned in case of Apartment / group housing / multi dwelling unit/development plan.
43. The Owner / Developer shall abide by the solid waste management bye-law 2016 & Bye-law No. 29(5)(b)(f)(h)(i)(j), Dated: 23.06.2016 regarding allocation of marked space for all construction activities of built up area more than 2000 Sq.mtrs.
44. Failure of any false information / misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.32
	VERSION DATE: 30/11/2018
PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/0046/19-20	Plot Sub-Use: Apartment
AKP/216/19/20/19	
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permit	Sub-Use Zone: Bhuvaneshwari Zone
Nature of Sanctioned: New	City Survey No.: 2/62, 2/63
Location: Ward:	KHASRA 17/2,17/3,18/2,19/2 VILLAGE OF GERE BANAHALLI HOBLI BANGALORE EAST TALUK
Building Line Specified as per Z.R. NA	
Block: A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	
Total Built Up Area	39000.00
Planning District: [09] Pamarthi	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 39000.00
Deduction for Setback Area	
Road Widening Area	177.00
Net Area	38823.00
NET AREA OF PLOT	(A-Deductions) 38823.00
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	19411.50
Proposed Coverage Area (34.00 %)	13200.00
Achieved Net coverage area (34.00 %)	13200.00
Balance coverage area (16.00 %)	6211.50
FAR CHECK	
Permissible F.A.R as per zoning regulation 2015 (1.75)	67952.50
Additional F.A.R within Ring I and 2 for zone(permitted) (for FAR 1	19482.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone	0.00
Total Perm. FAR Area (3.25)	87434.50
Residential FAR (96.77%)	84632.50
Commercial FAR (3.23%)	2802.00
Achieved Net FAR Area (2.27)	88434.50
Balance FAR Area (0.98)	88434.50
BUILT UP AREA CHECK	
Proposed Built Up Area	87954.50
Achieved Net Built Up Area (2.26)	88434.50
Balance Built Up Area	87954.50

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	Residential	Apartment	Highrise	R
B (PROPOSED RESIDENTIAL BUILDING OF BLOCK B)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Subuse	Area (Sqm.)	Units Reqd.	Units Proposed	Car Reqd.	Car Proposed
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	Residential	Apartment	50 - 225	1	-	1	102
B (PROPOSED RESIDENTIAL BUILDING OF BLOCK B)	Residential	Apartment	50 - 225	1	-	1	127
	Total:					224	229

Parking Check (Table 7b)

Vehicle Type	Reqd.	Achieved
	Area (Sqm.)	Area (Sqm.)
Car	5600.00	5725.00
Motor Cycle/Scooter	224	0.00
Total Car	280	5725.00
Visitor/Guest	550.00	0
Total Parking		5725.00
Total	5600.00	5725.00

Special Condition as per Labour Department of Government of Karnataka vide NOC/EC/CLW (Housekeep) Awarding Letter No. LE/NH-2/ T.Cn/1, Dated: 07.08.2017

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" is mandatory before commencement of work.
   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 welfare working conditions of the construction workers.
   The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
   In any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camp / construction sites.
- Cost of children of workers shall be borne by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Violating NOC from the Labour Department before commencing the construction work is a crime.
- BBMP will not be responsible for any dispute that may arise in respect of property in question.
- In case if the documents submitted in respect of property in question is found to be false or forged the plan sanctioned stands cancelled automatically and legal action will be initiated.

1. NOC Details

Sl No	Name of the Statutory Authority	Reference No. & Date	Conditions Imposed
1	Fire Force Department	KSFR/SANC/1/2017, Issued by KSFR/SANC/CHIEF/E, Dated: 21-12-2018 NOC No. 0.1/24, 2019, Dated: 15-10-2019	
2	KSPCB	CTE-2119-162, PCB ID: 83848, Dated: 23-01-2020 CONSENT(BWL) ID: 1-13-2019-2014 Dated: 08-01-2020	Write conditions imposed in the letter issued by the Authority. Conditions should be reflected in
3	BWSSB	Water Demand: 1.5 MGD, Sewage Generation: 1.2 MGD	
4	Airport Authority of India	AAI/WRA/SOUTH/BLR/BBMP/Residential/Apartment/11-08-2019, Dated: 11-08-2019	
5	BESCOM	Condition imposed to submit the same at the time of issue of KPTCL as per Commissioner instruction Number of the Ref. 3/13/2018 to avoid the illegal or unauthorized connection of power supply to the building. Failure to comply with the above conditions shall be treated as violation of the sanctioned plans and NOC issued.	

- The Applicant has paid the fees of Rs. 1,10,00,000/- vide Transaction No. 1088441273 Date 12-08-2020 for the following:

1 Licence Fees	42,08,991.00
2 Scrutiny fees	2,10,450.00
3 Ground Rent	34,00,800.00
4 Development Charges as Per Building Bye-Law	14,000.00
5 Cess	2,10,450.00
6 Sanction Amount	1,10,00,000.00
7 Commercial Plot	10,000.00
8 Land Improvement Charges	2,10,000.00
9 Plot Sub Division Charges	2,10,000.00
Already paid vide Receipt No. BBMP/0046/19-20, Dated: 16-10-2019, Rs/-	1,10,00,000/-
Balance	1,10,00,000/-

- The Applicant has paid the Labour Cess fees of Rs. 10,01,000/- vide Transaction No. KSFC/R/2019/117167/1022, Date: 27-07-2020 Received Dates: 15-06-2020.

SCALE 1:200

SITE PLAN

PRIVATE PROPERTY

8.00M WIDE DRIVEWAY

11.50M WIDE ROAD

SY.NO. 17/PRIVATE PROPERTY

KHARABA - 03-GUNTA (0SF-38.5FT)

REMAINING POSITION OF SY.NO. 1/02

TOWARDS HENNUR

TOWARDS BAGALUR

EXISTING 25.50M WIDE ROAD
PROPOSED WIDENING TO 36.00M ROAD

ROAD WIDENING 17.12 GUNTA

NGL +101.60

SCHEDULE OF JOINERY

BLOCK NAME	NAME	QUANTITY	WIDTH	HEIGHT
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	D	162	0.75	2.10
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	D1	31	1.00	2.10
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	D2	140	1.10	2.10
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	D3	1	1.10	2.10
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	D4	124	1.20	2.10
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	D5	2	1.20	2.10
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	D6	1	1.50	2.10
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	D7	1	1.65	2.10
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	D8	1	1.80	2.10
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	D9	1	2.00	2.10
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	D10	1	2.10	2.10
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	D11	1	2.40	2.10
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	D12	1	2.70	2.10
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	D13	1	3.00	2.10
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	D14	1	3.60	2.10
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)	D15	1	4.20	2.10
A (PROPOSED RESIDENTIAL BUILDING OF BLOCK A)