

ಹರವಾನಗಿ ಪತ್ರ

ವಾಣಿಜ್ಯ ಬ್ಯಾಂಕ್ ಕಲ್ಕತ್ತಾ ನಿರ್ಮಾಣ ವ್ಯಾಪಕರು



ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

BBMP/Adml. ಕುರಿ/ JD south / LP 0429/15-16.
 Block 1-ತಾಂತ್ರಿಕ, B.C. B+ ೮+14 UF
 Club House - ೮+2 UF
 Block 2-ತಾಂತ್ರಿಕ D-2B+೮+2 UF
 Block E-2B+೮+3 UF
 Block 3-ತಾಂತ್ರಿಕ F 2B+೮+14 UF
 No. A
 9200

ಸಿಟಿ ಮಜಕೂರ್ ಎನ್ ಟಿ ಪೂರ್ವ 192 ನೇ ಡಿವಿಷನ್ ಚೇರೂರು ನೇ

ನಂಬರು ಮನೆಗೆ ಮಾಲೀಕ / ವಾಸಸ್ಥರಾದ M/S Royaume Estates Pvt
 Ltd ಉದ್ಯಮಿಯು 54455 ಪದವಿ ಪೂರ್ವ 26/1 426/2
 ಚೇರೂರು ಅಕ್ಷರ ಚೇರೂರು ಸುಬ್ಬ ಶ್ಯಾಮ್ ನಾಯ್ಕ ಎಲಯ
 ನೀವು ಚೇರೂರು ನೇ ನಂಬರಿನಲ್ಲಿ ಕಟ್ಟಡ ಕಟ್ಟಬೇಕೆಂಬ ವಿಷಯ

ಕುರಿತು ಬರೆದುಕೊಂಡ ತಾರೀಖು 06-05-2016 ನಲ್ಲಿ ಕೊಟ್ಟ ಅರ್ಜಿ
 ಮಾನ್ಯ ಮಂತ್ರಿಗಳು ದಿ. 26-09-2016 ರಂದು ಮುಖ್ಯಸ್ಥರಿಗೆ ಒಂದು ಮೊದಲನೆಯ ಪತ್ರ
 ಮತ್ತು ಮತ್ತೊಂದು ಕಾಲುವೆಗಳ ಬಗ್ಗೆ ದಿ. 21-10-2016 ರಲ್ಲಿ ಮುಖ್ಯಸ್ಥರಿಗೆ
 ಜಾಹೀರಾಯಿತು. ಅನಂತರ ಕುರಿತು ಮುಖ್ಯಸ್ಥರಿಗೆ ದಿ. 21-10-2016 ರಲ್ಲಿ ಮುಖ್ಯಸ್ಥರಿಗೆ
 TP/020149 ದಿ. 19-10-2016 ರಂದು ಪ್ರತಿಪತ್ತಿಗಳಿಗೆ D ಸಲಪತ್ರ 41, 42, 43, 44
 24 ಎತ್ತರದ ಕುರಿತು-ಕಟ್ಟಡಗಳು 1, 2, 3, 4, 5 ಮತ್ತು 6 ರೇಷನ್ 30, 34, 39, 41
 ನಕ್ಷೆಯು ಕ್ರಮ 1, 89, 200 51 ರೇಷನ್ ಕುರಿತು 10, 000 61 ಟ್ರಾನ್ಸ್ ಫೆರೆ
 32, 46, 756 ಪ್ರಾಣಿಗಳನ್ನು ಮತ್ತು 48565 ಆಬರ್ಸಿಡ್ 11 ರನ್ 15 # 332.
 ಸೂಚನೆ :- ಇದರ ಹಿಂಭಾಗದಲ್ಲಿ ಅಡಕವಾಗಿರುವ ಪರತ್ತುಗಳನ್ನು ಗಮನಿಸಿ ಅದಕ್ಕೆ ಬಳಪಟ್ಟು
 ನಡೆದುಕೊಳ್ಳಬೇಕು. ಅವುಗಳಲ್ಲಿ ಯಾವುದೇ ಒಂದು ಪರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿರುವುದಾಗಿ ಕಂಡುಬಂದರೆ,
 ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಅಕ್ಟಿನ 462 ನೇ ನಿಬಂಧನೆ ಮೇಲೆ ಕ್ರಮ ಜರುಗಿಸಲಾಗುವುದು.
 ಬಡ್ಡಿ ದರ 2, 21, 10, 843 /- @ 2, 21, 11, 000 /-
 ಕಟ್ಟಡ ಮತ್ತು ನಿರ್ಮಾಣ ಅನುಮತಿ ತುರ್ತು ಮತ್ತು ಮುಖ್ಯಸ್ಥರಿಗೆ ದಿ. 28
 ₹ 1, 55, 76, 000 ರನ್ UTR NO HD FCR 520161018H5512 30
 RTI ಗೆ ಮೂಲಕ ಪ್ರಾಣಿಗಳನ್ನು.

ತಾರೀಖು 22 ನೇ 10
 ಮಾಹೆ 2016 ಇಸವಿ

ಜಂಟಿ ನಿರ್ದೇಶಕರು ಮಹಾನಗರ ಪಾಲಿಕೆ-ದಕ್ಷಿಣ
 ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
 ಬೆಂಗಳೂರು
 22/10/16

BBMP / Addl.Dir / JD (S) / LP 0429/15-16

I Conditions:

- 1) Sanction is accorded for the proposed **RESIDENTIAL BUILDING:**
 - a) Construction of **Block 1 – Tower A, B, C - B+G+14 UF** (Fourteen Upper floors only) & Club House – G+ 2UF
 - b) Construction of **Block 2 – Tower D – 2B+G+2 UF, Tower E - 2B+G+3 UF** (Three Upper floors only)
 - c) Construction of **Block 3 – Tower F- 2B+G+14 UF** (Fourteen 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) **2BF & 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 power main has to be paid to BWSSB and BESCOM if any.
- 5) Necessary ducts for running telephone cables, cubicles 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 / untoward 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 (Es & D) code leaving 3.00 mts. from the building within the premises.
- 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 Bye-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.
- 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 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) If 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 the 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. 3.6) under sub section IV-8 (e) to (k).
- 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 "COMMENCEMENT CERTIFICATE" shall be obtained.

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- 20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
- 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 Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
- 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 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 also entrance 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 stop before 06.00 PM to avoid hindrance during late hours.
- 30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 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 building).
- 31) The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 safe barricades.
- 32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
- 33) Sufficient two wheeler parking shall be provided as per requirement.
- 34) 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.
- 35) The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
- 36) The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.

- 37) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
- 38) The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
- 39) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
- 40) 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 (ಹೊಸದಾಗಿ ಹೂಡಿಕೆ) ಪತ್ರ ಸಂಖ್ಯೆ: LD/95/LET/2013, dated: 01-04-2013**

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned 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 work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. 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. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.


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II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC (1)/447/ 2015 dt: 21-03-2016	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	AAI/KIA/ATM/NOC/6452-56 dt: 12-11-2015	
3	KSPCB	Endorsement letter No. PCB/314/CNP/15/H1394 dt: 24-02-2016	
4	SEIAA	SEIAA 209 CON 2015 dt: 24-06-2016	
5	BWSSB	BWSSB/EIC/CE (M)/ ACE (M)-III/ DCE (M)-I/ TA (M)- III /6346/16-17 dt: 24-08-2016	
6	BESCOM	CE (E)/ BESCOM/ AE/AEE-4/148/1253-56 dt: 31-05-2016	

III. The Applicant has paid the fee vide Receipt No. RE-ifms 624-TP/000149 dated: 19-10-2016 for the following:-

1. Licence Fees	: 82,46,756.00
2. Ground Rent	: 41,72,817.00
3. Betterment Charges	
a) For Building	: 1,91,776.00
4. Security Deposit	: 90,94,397.00
5. Plan copy & Compound wall charges	: 1,99,200.00
6. Scrutiny Fee	: 48,565.00
7. 1% Labour Cess for Administrative charges	: 1,57,332.00
TOTAL	: 2,21,10,843.00
	SAY Rs. 2,21,11,000/-

(Rupees Two crores twenty one lakhs eleven thousand only)

8. Labour Cess Rs. 1,55,76,000/- vide UTR No. HDFCR 52016101811551280 dt: 18-10-2016, HDFC Bank, Bangalore.

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ವಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ
ದಿನಾಂಕ 26-09-2016 ರ ಮೇರೆಗೆ ಎಲ್.ಪಿ. ಸಂಖ್ಯೆ: ಬಿಬಿಎಂಪಿ/
ಅ.ನಿ./ಜಂ.ನಿ.(ನ.ಯೋ.ದ) 429/15-16 ದಿನಾಂಕ: 22-10-2016
ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ವಿಧಿಸಲಾಗಿರುವ ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು
ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 22-10-2016 ನಿಂದ
21-10-2018 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

ಜಂಟಿ-ನಿರ್ದೇಶಕರು (ಪಗರ ಯೋಜನೆ-ದಕ್ಷಿಣ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ,

M 22/10
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ಬೆಂಗಳೂರು 22/10/16