

உருவாக்கம்

சென்னை சமூகநீதி அமைதி நகரம்



ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

123MP / Addl. Dir / J2 South / 0071 / 13-14

$$13F + 50F + 13VV$$

No. A
9040

ಸಿಟಿ ಮಜಕೂರ್ ಗಾಳಿ ಬಿಡಿಸಿಕೊಳ್ಳುವುದು / ವಿದ್ಯುತ್ ಸಂಪನ್ಮೂಲ
 ಸಿಟಿ. ಶ್ರೀಮತಿ ಮೈಲಾಳ ಮಕ್ಕಳ ಕೊಠಡಿ SPANOR
 ನಂಬರು ಮನೆಗೆ ಮಾಲಿಕ / ವಾಸ್ತವರಾದ ಮಿ. ಶ್ರೀ. & ಅಕ್ಕಿಹಳ್ಳಿ ಜಿ.ಎಸ್.ಎಸ್. ಶ್ರೀ
 ಕೆ.ಎಸ್.ಎಸ್. ಎಸ್.ಎಸ್.ಎಸ್. & B.R. ರವರಲ್ಲಿ
 ನೀವು # 220, 220/5, ಮೈಸೂರು ರಸ್ತೆ 4-58 ನೇ ನಂಬರಿನಲ್ಲಿ ಕಟ್ಟಡ ಕಟ್ಟಬೇಕೆಂಬ ವಿಷಯ

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Original is with Advocate Bhatia office

ಷರತ್ತುಗಳು

1. ಲೈಸೆನ್ಸ್ ಪಡೆದ ಎರಡು ವರ್ಷದೊಳಗಾಗಿ ಕೆಲಸವನ್ನು ಪೂರೈಸಿ ಆಫೀಸಿಗೆ ಬರಹ ಮೂಲಕ ತಿಳಿಸತಕ್ಕದ್ದು.
2. ಮಂಜೂರಾದ ಪ್ಲಾನಿಗೆ ವಿರೋಧವಾದ ಯಾವ ಕಾಮಗಾರಿಯನ್ನೂ ನಡೆಸಕೂಡದು.
3. ಕಾರ್ಪೊರೇಷನ್ ಅಧಿಕಾರಿಗಳು ಅಪೇಕ್ಷಿಸಿದ ವೇಳೆ ತೋರಿಸಲು, ಲೈಸೆನ್ಸ್ ಮತ್ತು ಪ್ಲಾನು ಸಹಾ ಕಟ್ಟುವ ಸ್ಥಳದಲ್ಲಿ ಸರ್ವದಾ ಸಿದ್ಧವಾಗಿರಬೇಕು.
4. ಕಟ್ಟಡದ ನಿವೇಶನದಲ್ಲಿ ಹಳ್ಳ ತೆಗೆಯಕೂಡದು.
5. ಪಾಯಿಖಾನೆ ಗೊತ್ತುಮಾಡಿರುವ ಸ್ಥಳವನ್ನು ಕಾರ್ಪೊರೇಷನ್ ರೆಗ್ಯುಲೇಷನ್ ಅನುಸರಿಸಿ ಪ್ರತಿದಿನವೂ ಪಾಕ್ ಮಾಡಲು ತಕ್ಕ ಏರ್ಪಾಡು ಮಾಡಬೇಕು. ಪಾಯಿಖಾನೆಯ ನೆಲಕ್ಕೂ ಮತ್ತು ಸುತ್ತಲೂ ಕಲ್ಲು ಕಟ್ಟಿಸಿ ನೀರು ಭೂಮಿಗೆ ಇಳಿಯದಂತೆ ಸಿಮೆಂಟಿನಿಂದ ಸಂದುಗಾರೆ ಮಾಡಿಸತಕ್ಕದ್ದು.
6. ಮಾಳಿಗೆ ನೀರು ಕಾರ್ಪೊರೇಷನ್ ಜಮೀನು ಅಥವಾ ರಸ್ತೆ ಮೇಲೆ ಬೀಳದಂತೆ ಮೇಲಿನಿಂದ ಕೆಳಗಿನವರೆಗೂ ಗೋಡೆಗೆ ಲಗತ್ತಾಗಿ ಗಟ್ಟಿ ದಿಂಡಿನಿಂದ ತಗಡಿನಿಂದ ಯಾವ ವಂಪಾದ ದೋಣಿಗಳನ್ನಿಟ್ಟು ಮೊಹರಿಗೆ ಸರಿಯಾಗಿ ಬಿಡತಕ್ಕದ್ದು.
7. ನೀವು ಕಟ್ಟತಕ್ಕ ಕಟ್ಟಡದ ಗೋಡೆಯ ಅಸ್ತಿಭಾರವು ರಸ್ತೆ ಪಕ್ಕದಲ್ಲಿರುವ ಮೊಹರಿಯಿಂದ ಒಂದೂವರೆ ಅಡಿಗಿಂತ ಕಮ್ಮಿ ದೂರದಲ್ಲರಕೂಡದು.
8. ಈ ಲೈಸೆನ್ಸಿನಿಂದ ನೀವು ಗೈರ್ ಮಾಮೂಲು ದೋಣಿ ಅಥವಾ ಬಚ್ಚಲು ನೀರು ತಿರುಗಿಸುವುದಕ್ಕೂ ಹೊಸದಾಗಿ ದಾರಿ ಮಾಡಿ ಕೊಳ್ಳುವುದಕ್ಕೂ ಬಾಗಿಲು ಕಿಟಕಿಗಳನ್ನು ಇಡಿಸುವುದಕ್ಕೂ ಅಥವಾ ಜಮೀನು ಸೇರಿಸಿಕೊಳ್ಳುವುದಕ್ಕೂ ಅಪ್ಪಣೆ ಪಡೆದಿರುವುದಿಲ್ಲ.
9. ಕಟ್ಟಡದ ಸಾಮಾನುಗಳನ್ನು ಸರ್ಕಾರಿ ರಸ್ತೆ, ಮೊಹರಿ ಯ ಕಾರ್ಪೊರೇಷನ್ ಜಮೀನಿನಲ್ಲಿ ಹಾಕಿಸಕೂಡದು.
10. ಕಟ್ಟಡದ ನಿವೇಶನದಲ್ಲಿ ಲಂಟಾರ್ನ, ಕತ್ತಾಳಿ, ಬೊಂತೆಕತ್ತಾಳಿ ಇತರ ಆಕ್ಷೇಪಕರವಾದ ಗಿಡಗಳ ಬೇಲಿಯನ್ನು ಅಥವಾ ಮುಳ್ಳು ತಂತಿಯ ಬೇಲಿಯನ್ನು ಹಾಕಿಸಕೂಡದು.
11. ಕಟ್ಟಡದ ಸೂರು ಯಾವ ಲೋಮೆಗಳ ಕಿಟಕಿಗಳ ಮೇಲಿನ ಬಿಸ್ತುಡಿಕೆ, ದೋಣಿಗಳು ಬೀದಿಯ ಮೊಹರಿಯಿಂದ ಮುಂದಕ್ಕೆ ಉಜ್ಜಾಯಿಸಿ ಬರಕೂಡದು.
12. ಲೈಸೆನ್ಸಿನಿಂದ ಕಟ್ಟತಕ್ಕ ನಿವೇಶನಕ್ಕೆ ಲೈಸೆನ್ಸುದಾರರಿಗೆ ಇದಕ್ಕೆ ಮೊದಲು ಇಲ್ಲದ ಹಕ್ಕುದಾರಿ ಈಗ ಹೊಸದಾಗಿ ಉಂಟಾಗುವುದಿಲ್ಲ ಮತ್ತು ಇತರರಿಗೆ ಇರಬಹುದಾದ ಹಕ್ಕಿಗೆ ಯಾವ ಕುಂದಕವೂ ಉಂಟಾಗುವುದಿಲ್ಲ.
13. ಹೊಗೆ ಹೋಗಲು ಇದತಕ್ಕ ಚಿಮಣಿಗಳು ಮಾಳಿಗೆ ಮಟ್ಟಕ್ಕಿಂತ 4 ಅಡಿ ಕಮ್ಮಿ ಇಲ್ಲದಂತೆ ಎತ್ತರಿಸಿ ಕಟ್ಟಬೇಕು.
14. ಮೆಟ್ಟಿಲುಗಳನ್ನು ಬೇಸುಮಂಟಿನಲ್ಲಿ ಇಟ್ಟುಕೊಳ್ಳಬೇಕೇ ಹೊರತು ಕಟ್ಟಡದಿಂದೀಚೆಗೆ ಕಾರ್ಪೊರೇಷನ್ ಜಮೀನಿನ ಮೇಲೆ ಅಥವಾ ಮೊಹರಿನ ಮೇಲೆ ಬರುವಂತೆ ಇರಕೂಡದು.
15. ಕಿಟಕಿಗಳು, ಮನೆಗಳ ಅಥವಾ ಬೇಲಿಗಳ ಬಾಗಿಲುಗಳು ಒಳಭಾಗಕ್ಕೆ ತೆರೆಯುವಂತೆ ಇಡಿಸಬೇಕಲ್ಲದೆ ಕಾರ್ಪೊರೇಷನ್ ಜಾಗದ ಮೇಲೆ ಬರುವಂತೆ ಇಡಿಸಕೂಡದು.
16. ಗೋಡೆಗಳನ್ನು ಪೂರ್ತ ಮಣ್ಣಿನಿಂದ ಕಟ್ಟಿಸಕೂಡದು.
17. ಕಟ್ಟಡಗಳನ್ನು ಪೂರೈಸಿದ ಒಂದು ತಿಂಗಳೊಳಗಾಗಿ ಕಾರ್ಪೊರೇಷನ್ ಆಫೀಸಿಗೆ ಬರಹ ಮೂಲಕ ತಿಳಿಸತಕ್ಕದ್ದು.
18. ಮೇಲ್ಕಂಡ ಷರತ್ತುಗಳಿಗೂ ಮತ್ತು ಬೈಲಾಗಳಲ್ಲಿ ನಮೂದಿಸಿರುವ ಷರತ್ತುಗಳಿಗೂ ವಿರೋಧವಾಗಿ ನಡೆದಲ್ಲಿ ನಿಮ್ಮನ್ನು ಕಾರ್ಪೊರೇಷನ್ ಆಕ್ಟಿನ 381 ನೇ ಇಲ್ಲವೇ 462 ನೇ ನಿಬಂಧನೆಯಂತೆಯಾಗಲೀ ಅಥವಾ ಇವೆರಡು ನಿಬಂಧನೆಗಳಂತೆಯಾಗಲೀ ತಿಕ್ಕಿಗೆ ಗುರಿಪಡಿಸಲಾಗುವುದು.

BBMP / Addl.Dir / JD (S) / LP 0071/13-14

I Conditions:

- 1) Sanction is accorded for the proposed **RESIDENTIAL BUILDING:**
 - a) Construction of **BF+GF+13UF** (Thirteen 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) **BF, Part of GF 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 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.

- 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) Improvement charges for the property should be paid as decided by the BBMP in future.
- 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.

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC (1) 558/2012 dt: 10-05-2013	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	ASC/DGM (AO)/181/HAL-BG-276/2012 dt: 20-12-2012.	
3	KSPCB	PCB/428/CNP/12/H-66 dt: 08-04-2013	
4	SEIAA	SEIAA : 181 : CON : 2012 dt: 22-03-2013	
5	BWSSB	BWSSB/EIC/ACE(R)/DCE (M)/TA (M)-II/6860 dt: 04-01-2013.	
6	BSNL	AGM (TP)/S-6/XVII/2012-13/19 dt: 07-11-2012	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPSUT/01/2014-15/Nov/0009 dated: 07-11-2014 for the following:-

1. Licence Fees	: 61,15,682.00
2. Ground Rent	: 30,75,362.00
3. Betterment Charges	
a) For Building	: 1,55,520.00
b) For Site	: 13,78,800.00
4. Security Deposit	: 76,35,842.00
5. Plan copy & Compound wall charges	: 1,17,800.00
6. 1% Labour Cess for Administrative charges	: 1,02,739.00
TOTAL	: 1,85,81,745.00
	SAY Rs. 1,85,82,000/-

(Rupees One crore eighty five lakhs eighty two thousand only)

7. Labour Cess Rs. 89,51,000/- vide D.D No. 048229 dt: 15-11-2014, The Karnataka Bank Ltd., Basaveshvaranagar Branch, Bangalore.

NOTE: 1) Payment of licence fee for sanction of this plans is subject to result of W.P. No. 4906/2008 & 2993/2008.

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ
ದಿನಾಂಕ 12-09-2014 ರ ಮೇರೆಗೆ ಎಲ್.ಪಿ. ಸಂಖ್ಯೆ: ಬಿಬಿಎಂಪಿ/
ಅ.ನಿ./ಜಂ.ನಿ.(ನ.ಯೋ.ದ)0071/13-14 ದಿನಾಂಕ: 24-11-2014
ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ವಿಧಿಸಲಾಗಿರುವ ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು
ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 24-11-2014 ರಿಂದ
23-11-2016 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

ಬಂಟ್-ನಿರ್ದೇಶಕರು (ನಗರೀಯೋಜನೆ-ದಕ್ಷಿಣ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ,
ಬೆಂಗಳೂರು
24/11/14