BBMP/Addl.Dir/JD SOUTH/0070/13-14

Conditions

1. Plan Sanction is accorded for the proposed Residential Apartment building
   a. Construction of 01+01+01+01+01 (Thirteen upper floors) only.
2. The applicant shall maintain the approach road to the site and the building shall not be occupied by any other use.
3. Ground floor portion of the layout (Ground floor) and surface area parking - 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 the concerned authorities.
5. Necessary duct for taking telephone cables, cables of ground level for cable television & spaces for dumping garbage within the premises shall be provided.
6. Permission is granted for the period of three years for the use of construction workers and it should be demolished after the stipulated period.
7. Provision of temporary toilets for construction workers in the construction work supervised by architect. Sufficient moulders among during the time of construction.
8. The applicant shall not obstruct or encroach the storm water drains on footpath or margin or drain.
9. The above shall be removed and footpath be reinstated to meet the stipulated level.
10. The applicant / builder is prohibited from selling the setback area / open space and the common facilities to any person or any association of persons or any other entity.
11. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C Ele & Elc code leaving 3.00 mtr. from the building within the premises.
12. The applicant shall provide adequate electrical infrastructure and shall ensure for the installation of telecom equipment and also to make provisions for telecom services as per Telecom No. 25.
13. The applicant shall maintain during construction work barricading as considered necessary to prevent any hazard to the public and property in the adjoining premises. Failure of precautions shall lead to serious fine and / or stoppage of work.
14. The applicant shall plant at least two trees in the premises.
15. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
16. Licenses and approved plans should be displayed at conspicuous place of the compound/premises. The building licence and the copies of sanctioned plans with specifications shall be mounted on a frame and kept in the site office. Failure to do so will attract penal action.
17. If any owner / builder commences the work of building first, shall give notice to the Architect / Engineer / Structural Engineer / Supervisor, who shall be responsible for the work in all its stages for reference and remark the regularities if the same is repeated for the third time.
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. The owner / developer shall intimate to the Engineer / Architect / Structural Engineer / Supervisor, the date of commencement of work and shall be responsible for the safety and stability of the building and also for the safety of persons employed in the building.
21. Occupancy or part thereof shall 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. Failure to maintain the structures in good repair shall lead to penal action.
24. The building shall be designed and constructed adopting the Indian Standard Institution's National Building code and in the "Criteria for earthquake resistant design of structures" Issued by IS. 1893 - 2002 Amendment - 1 and shall be earthquake resistant and fire resistant as per Fire Force norms.
25. The applicant should provide safe water heaters as per table 17 of Part - 8 - Sec No.25 to the building.
26. Facilities for physically handicapped persons protected vide in section 11 (9) item - 31 (v) of building rules 1989 shall be provided.
27. The applicant shall provide at least one commodious toilet on the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approachable. 1 Through a ramp for the physically handicapped persons as per provisions in the rules.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of sanitary vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The Sites / Premises in question should not be converted to the religious in the vicinity of construction and if the construction activities what soever before 2.00 PM in areas of residence during night hours.
30. Garbage originating from Apartments / Commercial built-up shall be segregated into organic and inorganic / dry and wet garbage and shall be disposed off as per the Bye-laws. Organic garbage shall be treated on site for its own disposal (Application for Plant shall be made to the concerned BBMP Zone and stone built as area for Commercial buildings.
31. The applicant shall ensure that the adjoining properties are not affected by structural stability and safety to ensure for not causing any hazard to the occupants. Permission for excavation shall be taken through the Banning Walls and super structure for the safety of the structure as well as neighbouring property. Public roads and drains shall not be damaged and the debris shall not be left on the roads / drains. Dust free environment shall be maintained.
32. The consent for Establishment from the Ministry of Environment and Forest (MOEF) / KSPCB should be taken wherever applicable.
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 developments and the recommendations shall be implemented before occupancy.
35. The Owner / Developer shall ensure that the Electrical Wiring and Electrical Fittings are in good and workable condition, and are affixed to that effect shall be submitted to the corporation and Fire Force Department.
36. The owner / Association of high/rise building shall obtain clearance certificate from the Electrical Inspectorate every five years with due inspection by the department regarding working condition of electrical installations and a copy of the certificate should be produced to the corporation and shall get the renewal of the permission.
37. The Owner / Association of the high/rise building shall conduct fire mock drills in the building premises at least once every six months in the presence of the Fire Fighter and ensure complete safety against the impact of fire hazards.
38. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction shall be liable to be cancelled.

Special Condition as per Labour Department Government of Karnataka Vide CO.290/LCW/2009 Dated: 04-03-2009 Amending Notification LE66LRT/2011, dated: 17-04-2012

1. Registration of Establishment Building Contract Labour and the workers employed in the building or the construction site with the "Karnataka Building and Other Construction Workers Welfare Board" should be strictly adhered.
2. Before commencement of construction work, 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 Labour Engineer to enable to inspect the establishment and ensure the registration of establishment and employee welfare of construction workers engaged therein.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes happened in the labour matters engaged by him.
4. Before commencement of work the Builder/Owner/Contractor shall engage a qualified construction worker job or workplace who is registered with the "Karnataka Building and Other Construction Workers Welfare Board".

Note:

1. Non-compliance of the above mentioned conditions should submit the Registration of Establishment and list of construction workers in the labour bureau / construction sites.
2. Non-compliance of the above conditions shall attract cancellation of the permission and the construction work is liable to be stopped.
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 compulsory.
5. BBMP will not be responsible for any dispute that may arise in respect of Boundary or ownership. Applicant shall be responsible for the correctness of the boundary and ownership. If at any stage of the hereunto the plan sanctioned stands cancelled automatically without any notice to the applicant.
6. Provision for payment of Park & Open Space fee is Governed as per the amount to be paid for the High Rise vide R.T. No.282/2010-2011, therefore this is subject to penalties, if any, for non-payment of such cost in future, based on the outcome of the final court orders.

FEE DETAILS:

6. The Applicant has paid the fee vide Receipt No. TP1JDTPS01/001/2014 - 15/1 Nos / 9999 dated: 07-01-2014, for the following:

1. Ground Rent	Rs.	31,75,900.00
2. Betterment Charges		
a) For Building	Rs.	1,18,800.00
b) For Site	Rs.	11,78,800.00
3. Security Deposit	Rs.	76,58,400.00
4. Plan Copies charges	Rs.	1,00,800.00
5. Compound wall charges	Rs.	8,000.00
6. Licence Fees	Rs.	61,18,900.00
7. 1% for administrative charges towards Labour Cess	Rs.	1,29,189.00
TOTAL	Rs.	1,43,86,189.00
SAY	Rs.	1,43,86,000.00
8. Park & open space charges	Rs.	5,43,95,000.00

Labour Cess
vide CO No. 040229 dated: 15-11-2014 Rs. 69,91,000/-
Bank: The karnataka Bank Ltd., Sesaraghatta nagar Branch, Bangalore.

1. vide CO No. 040217 dated: 30-10-2014	Rs.	69000000/-
Bank: The karnataka Bank Ltd., Sesaraghatta nagar Branch, Bangalore.		
2. vide CO No. 040218 dated: 30-10-2014	Rs.	69000000/-
Bank: The karnataka Bank Ltd., Sesaraghatta nagar Branch, Bangalore.		

ಸದರಿ ಯೋಜನೆಯನ್ನು ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ
ದಿನಾಂಕ: 28.01.14 ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ ಮಂಡಲ, ಬೆಂಗಳೂರು.

ಕರಡು ಪ್ರತಿ

ಸದರಿ ಮಂಜೂರಾತಿಯನ್ನು ಮುಂದಿನ ಆದೇಶದ ಅಧೀನದಲ್ಲಿ ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ
ದಿನಾಂಕ: 28.01.14 ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ ಮಂಡಲ, ಬೆಂಗಳೂರು.
ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ
ದಿನಾಂಕ: 28.01.14 ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ ಮಂಡಲ, ಬೆಂಗಳೂರು.

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No:	BBMP/Addl.Dir/JD SOUTH/0070/13-14		
Application Type:	General	Zone:	South
Proposal Type:	Proposed Development	Ward:	Ward-157
Nature of Sanction:	New	Plot No/Villa#:	320,320/B
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-II	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS

		SQ.MT.
AREA OF PLOT (Minimum)	(A)	10303.97
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	10303.97
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	10303.97
MAX. PERMISSIBLE COVERAGE AREA	(50%)	5151.98
Proposed Coverage Area	(23.27%)	4269.00
Achieved Net coverage area	(23.27%)	4269.00
BALANCE COVERAGE AREA LEFT	(26.77%)	4902.98
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(3.00)	30909.30
ADDITIONAL FAR		
Residential FAR		54353.00
Proposed FAR Area		54476.66
Substructure Area Add In FAR (Layout Lvl)		15.00
ACHIEVED NET FAR AREA	(2.38)	54491.66
BALANCE FAR AREA	(0.04)	666.24
PERMISSIBLE BUILT UP AREA		
ACHIEVED BUILT UP AREA		76587.43

ARCH / ENGG / SUPERVISOR (Regd)	OWNER

N. DINESH, B.E.,
Reg. No. BBMP/Arch/Enggr/Supervisor/Structural Engr/Ex.E/C.R.I/LS/LE-2001/02-03
No. 4/3, 8th Cross, 5th Main,
B. R. Nagar, Kasaba, BANGALORE - 560 033.

Ganesh N
BCC/BL-3.6/E-3097/07-08

M/s Pride Expert Properties pvt ltd
Rep by director
B.R Ravindra
GPA holder for
SHRIRAMA METAL WORKS

OWNER'S NAME:

M/s Pride Expert Properties pvt ltd Rep by director B.R Ravindra
GPA holder for SHRIRAMA METAL WORKS

PROJECT DESCRIPTION:

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO : 320 & 320/A, SY.NO.112, GALLI ANJANEYA TEMPLE, DEEVITIGERAMANAHALLI VILLAGE,HENGERI HOBLI, (H.NO:188), BANGALORE SOUTH TALUK.

ARCHITECT:

Ganesh N
BCC/BL-3.6/E-3097/07-08

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESIDENTIAL)	Residential	MultiDwelling Units	Highrise
B (RESIDENTIAL)	Residential	MultiDwelling Units	Highrise

Parking Type	Regd No.	Regd Area	Prop No.	Prop Area
Car	430	5912.50	491	6751.25
Visitor's Car Parking	43	591.25	0	0.00
Total Car	473	6503.75	491	6751.25
Two/Wheeler	45	591.25	0	0.00
Total Area	-	7095.00	-	24273.94

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (RESIDENTIAL)	27226.18	27261.18	44493.45	214.00	300.00
B-1 (RESIDENTIAL)	27124.47	27124.47	24693.98	216.00	0.00
Total:	54350.65	54475.65	76043.43	430.00	300.00

NOC DETAILS

sl. no.	Name of the department / Department	Reference no. and date	Conditions imposed
1.	FIRE	GBC (1) 556/2012 dated: 10-05-13	As the 2 conditions mentioned in the NOC issued by the fire authority are to be strictly adhered to.
2.	AIRPORT	ASC/DOR/ACI/181/LIVAL-80-276/2012 dated: 20-12-12	
3.	KSPCB	PCB-1/BCBM/124-44 dt. 28-04-2013	
4.	SEIAA	SEIAA-280/CON-2012 dated: 08-04-2013	
5.	BWSSB	BWSSB/CE/ACE (SUD)/DEE(TechP)/EE(BBMP) dt. 04-03-2013	
6.	BESCOM	Acknowledgement dt. 18-08-2012	
7.	BDA	ADM(TP)/S-50/WS/2012-13/19 dt.07-01-13	

DRAWING TITLE	SCALE	SHEET NO.
BASEMENT FLOOR PLAN	1:100	02 OF 09