

" ಪರವಾನಗಿ ಪತ್ರ "

**ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ**

ವಸತಿ ಸಮಿತಿಗಳು ತೆರವಿಗೆ ನೀಡಿದ ಸ್ಥಳೀಯ ಸ್ಥಳೀಯ ಮಂಜೂರಾತಿ

JDRP / LP / 60 / 2010-11 No

Block - 4 to D & Club House  
B+G+10UF B+G+2UF

ಸಿಟಿ ಮಜಕಾರ್ ..... ಮುಹದ್ದೀನ್ ಪ್ರೊಮುಷನ್ ಡಿವಿಜನ್ ..... ರೆಸಿಡೆನ್ಷಿಯಲ್ ಪ್ರಾಜೆಕ್ಟ್

ನಂಬರು ಮನೆಗೆ ಮಾಲೀಕ/ವಾಸಸ್ಥರಾದ ..... ಸಿ. ಸಿ. ಎಸ್. ಎಸ್. ಪ್ರಾಜೆಕ್ಟ್

# 29/4, 29/5 ಮತ್ತು 15/3D. ರೆಸಿಡೆನ್ಷಿಯಲ್ ಪ್ರಾಜೆಕ್ಟ್, ಮುಹದ್ದೀನ್ ಪ್ರೊಮುಷನ್, ಬೆಂಗಳೂರು

ನೀವು ..... ಮುಹದ್ದೀನ್ ಪ್ರೊಮುಷನ್ ..... ನೀ ನಂಬರಿನಲ್ಲಿ ಕಟ್ಟಡ ಕಟ್ಟಬೇಕೆಂಬ ವಿಷಯ

ಕುರಿತು ಬರೆದುಕೊಂಡ ತಾರೀಖು ..... 27-08-2010 ..... ನಲ್ಲಿ ಕೊಟ್ಟ ಅರ್ಜಿ

ಯೋಜನೆ ಅನುಮೋದನೆ ದಿನಾಂಕ 09-12-2010 ರಂದು ನಡವಲಾಯಿತು ಮತ್ತು ಮಂಜೂರಾತಿ ನೀಡಲಾಯಿತು.

ಆದರೆ ಸರ್ಕಾರದಿಂದ ವಿವಿಧ ಅನುಮತಿಗಳು ಪಡೆಯಲು ಸಾಧ್ಯವಿಲ್ಲ.

1) ನೆಲಬಡ್ಡಿ - 1624119/- ಖರ್ಚು ಮಾಡಿ ರಜ್ಜಿ - ತೆರವಿಗೆ - 81200/- ನಿರೀಕ್ಷಿಸಲಾಗಿದೆ.  
2) 2812110/- 3) ಭೂಮಿ ಪಡೆ - 1060298/- 4) ಇತರೆ - 179500/-

ಸೂಚನೆ :- ಇದರ ಹಿಂಭಾಗದಲ್ಲಿ ಅಡಕವಾಗಿರುವ ಷರತ್ತುಗಳನ್ನು ಗಮನಿಸಿ ಅದಕ್ಕೆ ಒಳಪಟ್ಟು ನಡವಲೊಳ್ಳಬೇಕು. ಅವುಗಳಲ್ಲಿ ಯಾವುದೇ ಒಂದು ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿರುವುದಾಗಿ ಕಂಡುಬಂದರೆ, ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಅಕ್ಟೆನ್ 462ನೇ ನಿಬಂಧನೆ ಮೇರೆಗೆ ಕ್ರಮ ಜರುಗಿಸಲಾಗುವುದು.

5) ಪ್ರೀಮಿಯಂ ಫೀ - 3098238/- 6) ಸಿಟಿ ಸರ್ಕಾರದಿಂದ ಪಡೆಯಬೇಕಾದ ಅನುಮತಿ ಸಂದಾಯವಾಗುವವರೆಗೆ ಸರ್ಕಾರದಿಂದ - 29598/- ತೆರವಿಗೆ ಮಾಡಲಾಗಿದೆ. ಡಿ.ಡಿ. ಸಂಖ್ಯೆ - 058413 ದಿನಾಂಕ 27-01-2011 ರಂದು ಸಂದಾಯ ಮಾಡಿದ್ದು, ಡಿ.ಡಿ.ಯನ್ನು ಲೇಬರ್ ಡಿವಿಷನ್‌ನಲ್ಲಿ ತರಬೇಕು ಎಂದು ಸೂಚಿಸಲಾಗಿದೆ.

ತಾರೀಖು ..... 06 ..... ನೇ .....  
..... ಮಾಪ 20 ಇಸವಿ

ಹೆಚ್ಚುವರಿ ನಿರ್ದೇಶಕರು (ನಗರ ಮೋಜನೆ)  
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ  
ಬೆಂಗಳೂರು  
06/04  
06/04/11

## Plan Sanction Conditions

### JDTP LP No. 60/2010-11

#### I Conditions:

1. Sanction is accorded for the proposed **Residential Apartment Building**
  - a) Construction of **BF+GF+ 10 UF** (Ten 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. **Basement Floor 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 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 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 before erecting the columns "COMMENCEMENT 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.

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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 10.00 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** \_\_\_\_\_ 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 NOC from KSPCB / State Level Environment Impact Assessment Clearance (SEIAC) / The Ministry of Environmental and Forest (MOEF) should be taken before commencement of work (if 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 structures which shall be got approved from the Competent Authority if necessary.
35. TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the sital area).
36. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every five years with due inspection by the department 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 five years.
37. 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.
38. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every five years 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.
39. 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.
40. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

**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.

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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.
7. ದಿನಾಂಕ: 19-06-2010 ರ ಆಯುಕ್ತರವರ ಸುತ್ತೋಲೆಯಂತೆ ನಿವೇಶನ ವಿಸ್ತೀರ್ಣದ ಶೇ. 10 ರಷ್ಟು ಪ್ರದೇಶವನ್ನು ಉದ್ಯಾನವನ ಹಾಗೂ ಬಯಲುಜಾಗಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸುವುದು ತಪ್ಪಿದಲ್ಲಿ ಆ ವಿಸ್ತೀರ್ಣದ ನಿಗದಿತ ಮಾರುಕಟ್ಟೆ ಬೆಲೆಯನ್ನು ಪಾಲಿಕೆಗೆ ಸಂದಾಯ ಮಾಡುವ ಆದೇಶಕ್ಕೆ ಮಾನ್ಯ ಉಚ್ಚ ನ್ಯಾಯಾಲಯವು ವಿರುದ್ಧವಾಗಿ ತೀರ್ಪು ನೀಡಿದ್ದು, ಪಾಲಿಕೆಯ ವತಿಯಿಂದ ಮೇಲ್ಮನವಿ ಸಲ್ಲಿಸುವ ಸಂಭವವಿರುವುದರಿಂದ ನ್ಯಾಯಾಲಯದ ಅಂತಿಮ ಆದೇಶಕ್ಕೆ ಬದ್ಧವಾಗಿರತಕ್ಕದ್ದು.

## II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC(1)/197/2010, dated: 21-08-2010	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	AAI/BIA/ATM/NOC/1064/415-418, dated: 04-06-2010	
3	BSNL	AGM(TP)/S-6/V/2010-11/24, dated: 17-05-2010	
4	KSPCB	PCB/159/CNP/10/H 1160, dated: 05-10-2010	

## III. The Applicant has paid the vide fee Receipt No. 273380 dated: 04-03-2011 for the following:-

1. Licence Fees	:	30,98,238-00
2. Ground Rent	:	16,24,119-00
3. Betterment Charges	:	
a) For Building	:	81,206-00
b) For Site	:	2,81,240-00
4. Security Deposit	:	40,60,298-00
5. Plan copy & Compound wall charges	:	1,78,500-00
6. 1% Labour Cess Service Charges	:	29,598-00
<b>TOTAL</b>	:	<b>93,54,200-00</b>

7. Labour Cess : Rs. 29,42,500/- Vide D.D. No. 058413, dt: 27-01-2011

Plan sanctioned as per the orders of the

Commissioner, Dated..... 09-12-2010

Issued in the office of the Joint Director  
Town Planning Cell

Bruhat Bangalore Mahanagara Palike

Vide L.P. No. 60/2010-11 Dt. 06-04-2011

Valid upto..... 05-04-2013 for Two Years only

JOINT DIRECTOR

*[Signature]*  
06/04

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