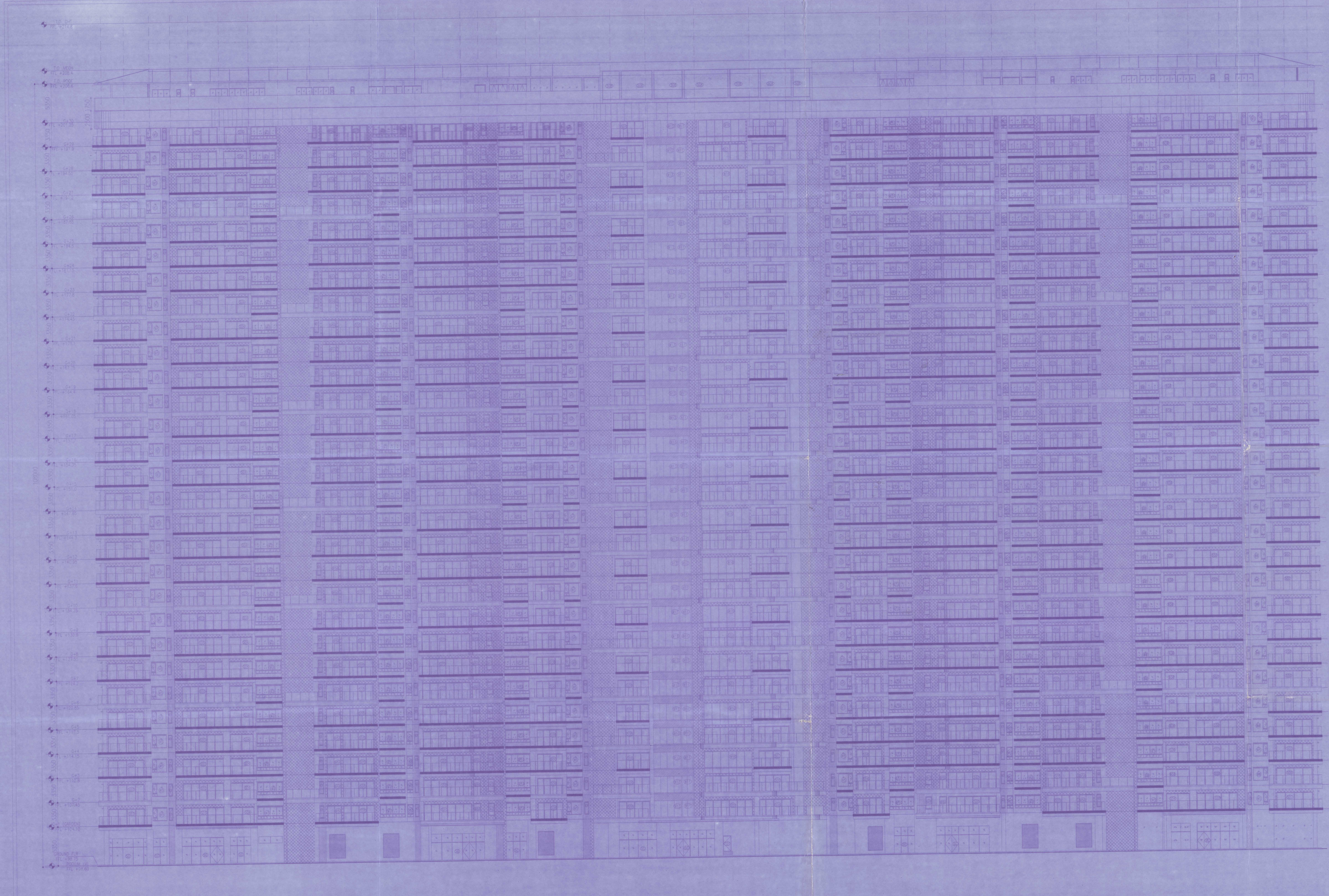


ELEVATION 'A'

BBMP / Addl.Dir / JD (SOUTH) / LP/0020/12-13

I Conditions:

1. Sanction is accorded for Alteration to the Existing Residential Apartment Building as detailed below
   - Conversion of Big Single unit situated on western side to two units in 1st & 2nd floor of Block – 1.
   - Conversion of 2 big units situated on northern side to 4 units in 1st, Typical 2nd, 18th and 26th floor, Typical, 3rd, 9th, 19th, 21st, 25th& 27th floors, Typical 6th, 10th, 14th& 22nd Floor, Typical 4, 12th, 16th, & 28th, Typical 8th, 20th, & 24th, Typical 5th, 7th, 11th, 13th 15th 17th& 23rd and 29th floors of Block 2 (Faia & Zefa/Wing-D& E)
   - Part units in Ground Floor converted to Amenities of Block 2.
   - Conversion of 2 units each situated on northern & southern side to allied uses of Amenities in 30th floor of Block -2.
   - Conversion of Big Single unit situated on eastern side to 2 units in 2nd & 27th floor of Block – 3.
   - Conversion of Big Single unit situated on eastern side to 2 units in Typical 25th, 27th and 28th floors of Block- 3A.
   - Conversion of Big Single unit situated on eastern side to 2 units in 2nd and 26th floors of Block-3D.
2. Sanction accorded for **Alteration** is for **Residential use** only. The use of the building shall not be deviated to any other use.
3. Basement Floor areas 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 3.00mts. 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. 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.
20. The Previously issued OC dated:11.08.2016, 16.02.2017, 31.10.2017 & 21.03.2019 shall remain applicable except alteration portion.
21. The Alteration portion should not be occupied without obtaining "Modified 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 should be 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 Modified Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 22, 23, 24& 25 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbors 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 in consultation with BBMP Zonal Health Officer.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. 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.
33. The owner / Association of high rise 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.
34. The Owner / Association of the high rise 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.
35. The owner / Association of high rise 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.

36. The Owner / Association of the high rise 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.
37. As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect/ Engineer / Supervisor the validity of every registration so granted for the above categories by the authority shall be for a period of five years and renewable thereafter for every five years unless the same is cancelled by the authority.
38. The application for renewal shall made to the authority one month before the date of expiry of the registration. If any owner/builder contravenes the same to the registered Architect/ Engineer / Supervisor in the first instance, warn in the second instance and cancel the registration if the same repeated for the third time.
39. As per Building Bye-law 2003 Schedule IV 8 (i) the Architect/ Engineer / Supervisor shall not materially and structurally deviate from the sanctioned plan, without previous approval of authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, and Bye-laws, Zoning Regulation, Standing orders and policy orders of the corporation.
40. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owner / Developer shall obtain necessary CFE Addendum from KSPCB / CFO & submit the same at the time obtaining Modified OC after completion of Addition & Alteration works.
44. The Applicant / Owner / Developer should abide to take all necessary measure in respect of not causing of any type of inconvenience moments to the occupants & public / visitors during carrying out the alteration works.
45. The Applicant / Owner / Developer is directly held responsible for any type of un toward incidents that may arise due to structural damages occur if any at the time of carrying out the alteration works.
46. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
47. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq. of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. : 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

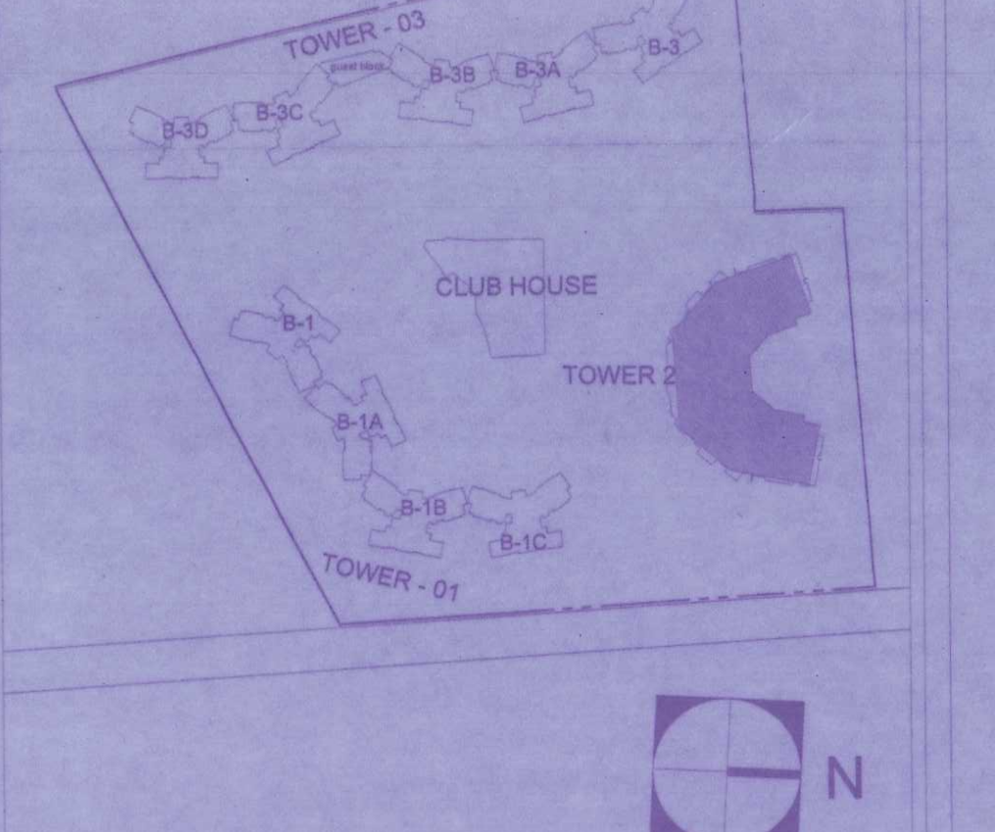
Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	GBC(1) 190/2011 date: 21.06.2013. GBC(1) 190/2011 date: 17.02.2014. GBC(1) 190/2011 date: 18.12.2019.	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	AAI/BIA/ATM/NOC/JAKK/South/B/091314/63325/1956-60, date: 15.10.2014.	
3	KSPCB	PCB/461/CNP/08/H-1328 date: 09.01.2013 & PCB/461/CNP/08/H-2015 date: 08.05.2013.	
4	BWSSB	BWSSB/CE(M)/AACE(M)-I/DCE(M)-I/TA(M)-I/1792 /2013-14 date: 31.05.2013.	
5	BESCOM	CEE/BMAZ/SEE(O)/AEE-4/F-245/2999-3001 date: 19.06.2010.	
6	SEIAA	SEIAA: 220 : CON : 2012 date: 08.08.2013.	
7	BSNL	AGM(TP)/S-6/IX/2010-11 date: 31.05.2011.	

III. The Applicant has paid the vide fee Receipt No. RE-ifms624-TP/000160 dated: 21/01/2020 for the following:-

1. Ground Rent	47369.00
Total 18% GST of the Ground Rent	: 8526.00
2. License Fee	94736.00
3. Scrutiny Fees	: 349573.00
4. Betterment Fees	
a) For Site (DP Approved)	
b) For Building	: 1032.00
5. Security Deposit	3807985.00
6. Plan Copies	172000.00
7. 1% service charges on Labour cess to be paid to BBMP	939.00
TOTAL	: 44,82,161.00

SAY Rs. 44,83,000/-

IV. Labour Cess Rs.95,000/- Receipt No: HO/36953/2019 dated: 17.01.2020. UTR No: EN36702001170134.



KEY PLAN

LOCATION PLAN

ಮೂಲ ಪ್ರತಿ:

Addition and Alteration Plan Approval

ಶ್ರೀ ಮಂಜೂರಾತಿ. ಮುಖ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ
ದಿನಾಂಕ 18/12/2019 ರ ಮೇರೆಗೆ ಎಲ್ ಪಿ ಸಂಖ್ಯೆ: ಬಿಬಿಎಂಪಿ/
ಅ.ನಿ./ಜಂ.ನಿ. ಕಟ್ಟಡ ಪರವಾನಗಿ LP 20/12-13 ದಿನಾಂಕ 01/02/2020
ಕಟ್ಟಡದ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ವಿಧಿಸಲಾಗಿರುವ ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು
ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 01/02/2020 ರಿಂದ
31/01/2022 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

1/2/2020

ಜಂಟಿ ನಿರ್ದೇಶಕರು ಕಟ್ಟಡ ಪರವಾನಗಿ (ದಕ್ಷಿಣ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಬೆಂಗಳೂರು

1/2/2020

01/02/2020

01/02/2020

NOTES:

ALL DIMENSIONS ARE IN MILLIMETERS

ORIENTATION
N

SHEET NO : 22

OWNER'S SIGNATURE

for PALLADIUM CONSTRUCTIONS
PVT LTD,

ENGINEER'S SIGNATURE :

LAKSHMAN.S
BCC/BL/3.6/E-3682/2012-13

PROJECT TITLE :

ADDITION & ALTERATION FOR RESIDENTIAL DEVELOPMENT
PROPERTY ID.NO- 14-1-1
NO.1 , INDUSTRIAL SUBURB, WARD NO 67
NAGAPURA , OPP VIVEKANANDA COLLEGE ,
DR.RAJKUMAR ROAD
RAJAJINAGAR, BANGALORE- 560010

CLIENTS:

PALLADIUM CONSTRUCTION PVT LTD,
NO.1 , INDUSTRIAL SUBURB, WARD NO 67,
NAGAPURA , OPP, VIVEKANANDA COLLEGE,
DR.RAJKUMAR ROAD
RAJAJINAGAR, BANGALORE- 560010

CONSULTANTS : ARCHITECTURE

RSP Design Consultants
(India) Pvt Ltd
RSP House, 30 Museum Road,
Bangalore - 560 001 Tel: 25596868 Fax: 25596818

RSP

SUBJECT OF DRAWING :

BLOCK - 2
ELEVATION

SCALE : 1:150	DATE : 14/10/2019
DRAWN :	CHECKED :