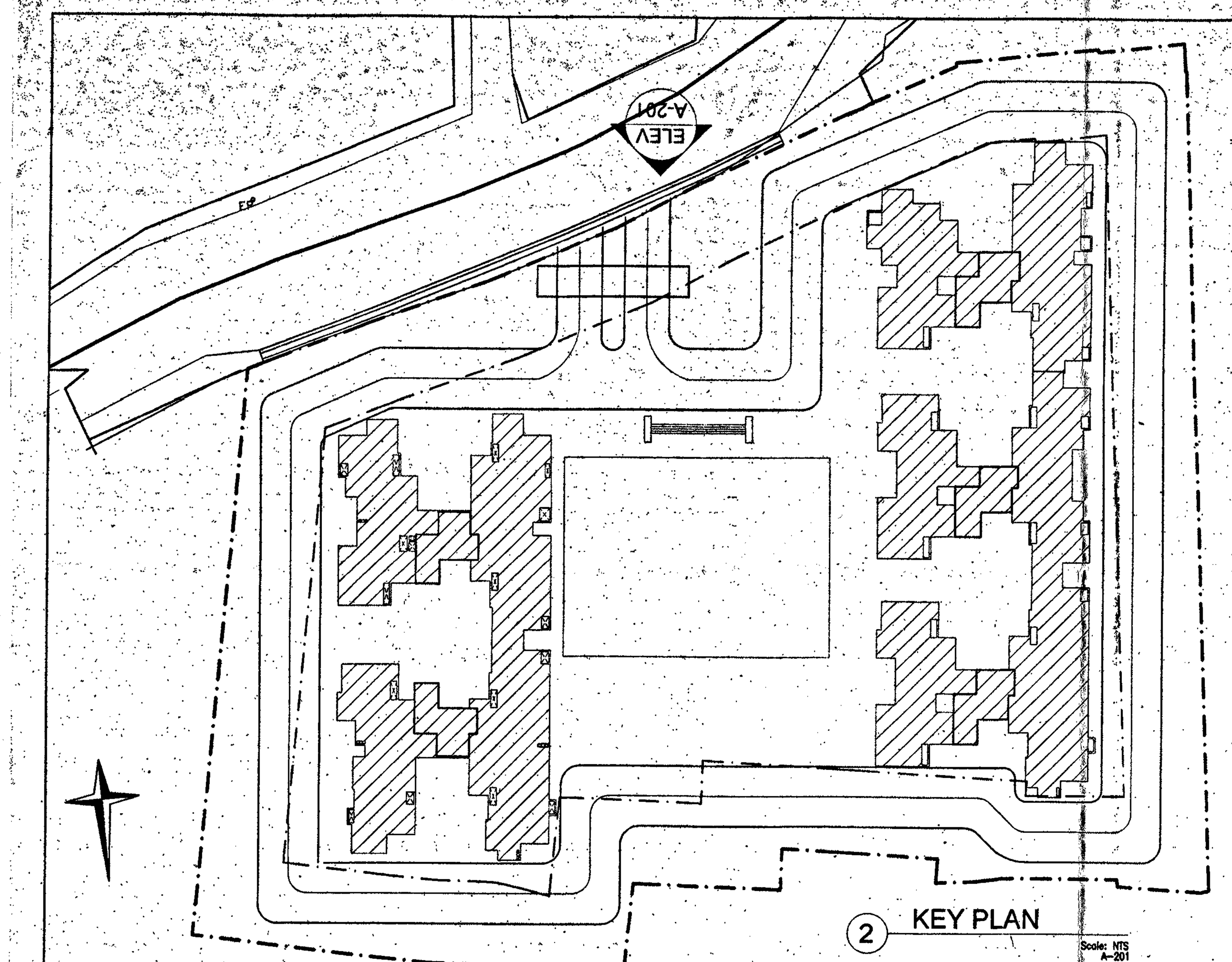

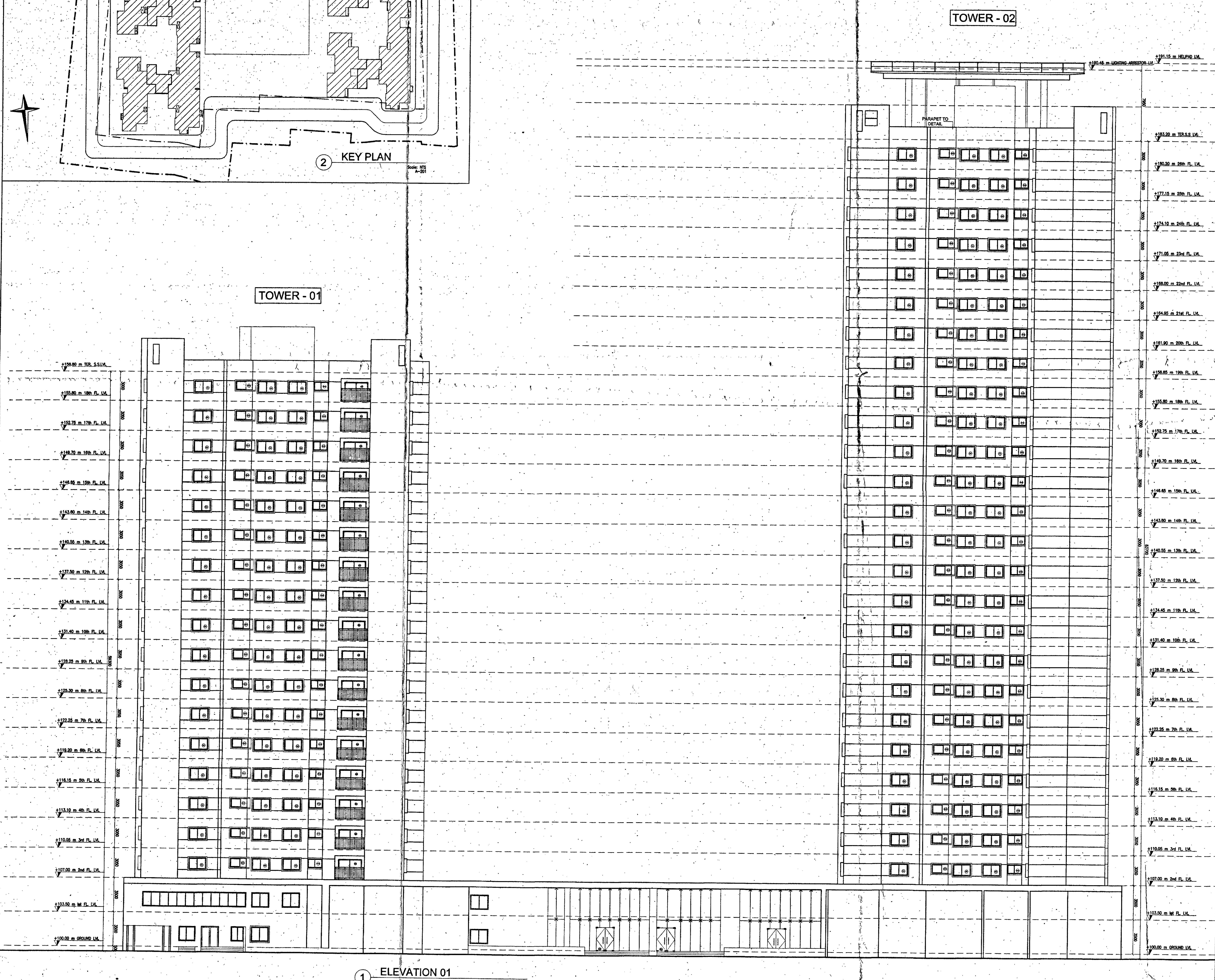

BBMP/ ADDL.DIR/ J D NORTH/ LP/ 0244/ 2014-15, DATED 12-11-2014

This Plan Sanction is issued subject to the following conditions

- Sanction is accorded for the proposed construction of Residential Apartment building.:
  - Construction of Tower – 1, 2BF+GF+18 UF, Tower – 2, 2BF+GF+26 UF and Club House – 2BF+GF+2 UF
- Sanction is accorded for **Residential use** only. The use of the building shall not be deviated to any other use.
- 2 Basement Floors, Ground Floor and First Floor area reserved for car parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
- 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.
- 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.
- 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.
- 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.
- 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.
- The applicant shall plant at least two trees in the premises.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- 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.
- 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.
- 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).
- The building shall be constructed under the supervision of a registered structural engineer.
- 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.
- 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.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- 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).
- 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.
- The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
- 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.
- 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.
- 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.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 450 k.g. 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).
- 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.
- 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 Sufficient two wheeler parking shall be provided as per requirement.
- Sufficient two wheeler parking shall be provided as per requirement.
- 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.
- The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every Two 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 Two years.
- 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.
- The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two 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 once in Two years.
- 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.
- Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.
- The NOC from HAL should be submitted before obtaining of Commencement Certificate.
- The Area reserved for Road Widening should be relinquish to BBMP before obtaining Commencement Certificate.
- The Demand for payment of Park and Open Spaces area market value in interim stay as per the order of the Hon'ble High Court Vide W.P No.------/2015 (LB-BMP) however, this is subject to condition for remittance of such cost in future, based on the outcome of the final Supreme Court orders.
- 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 (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

- 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 .
- 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.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- 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:

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NOC from the Labour Department before commencing the construction work is a must.
- BBMP will not be responsible for any dispute that may arise in respect of property in question.
- 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)/348/2013, dated: 31-01-2014	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/BANG/SOUTH/ B/052813/003/388-92. dated: 27-06-2013	
3	BESCOM	SEE/BEC-423/AEE-1/13-14/4097-99 dated: 24-08-2013	
4	BSNL	DE/SAN/BG/S-11/VOL XIV/21, dated: 09-10-2013	
5	KSPCB	PCB/298/CNP/13/H 1905, dated: 30-01-2014	
6	BWSSB	BWSSB/EIC/ACE(M)-III/DCE(M)-I/TA(M)-I/12915/2013-14 dated: 10-03-2014	
7	SEIAA	SEIAA/244/CON/2013, dated: 30-08-2014	

III. The Applicant has paid the fees vide Receipt No. TP/JDTPNRT/01/2014-15/Nov/0073 dated : 27-11-2014 for the following:-

- Licence Fees : 62,19,372.00
- Ground Rent : 31,09,686.00
- Betterment Charges
  - a) For Building : 1,55,484.00
  - b) For Site : 2,64,901.00
- Security Deposit : 77,74,215.00
- Plan copy : 1,20,400.00
- Compound wall charges : 20,000.00
- 1% Service Charge on LabourCess to be paid to BBMP : 83,682.00

TOTAL :1,77,48,000.00
SAY Rs :1,77,48,000.00

- Labour Cess : Rs. 82,84,500.00 /- Paid vide D.D No. 950397 dated: 24 - 11 - 2014 Drawn or Royal Bank of Scotland, N.V. Vittal Mallya Road, Bangalore.

N

Type	Size	Desription
SCHEDULE OF OPENINGS		
DOORS		
MD	1800X2100	GLAZED DOOR
D1	1100X2400	T.W DOOR
D2	900X2100	FLUSH DOOR
D3	750X2100	RESIN COATED FLUSH DOOR
D4	1000X2100	RESIN COATED FLUSH DOOR
D5	1800X2100	FLUSH DOOR
FD	1100X2100	FIRE RATED DOOR
TD	1100X2100	M.S DOOR
SD1	1500X2100	U.P.V.C SLIDING DOOR
SD2	2400X2100	U.P.V.C SLIDING DOOR
WINDOWS		
W1	1000X1200	UPVC WINDOW
W2	1250X1200	UPVC WINDOW
W3	1800X1200	UPVC WINDOW
KW1	1300X950	UPVC WINDOW
KW2	1500X950	UPVC WINDOW
KW3	(1100+1100)X950	UPVC WINDOW
KW4	(1100+1500)X950	UPVC WINDOW
VENTILATORS		
V1	600X900	GLAZED VENTILATOR

The demand for payment of Park & Open Space fee in Interim Stay as per the orders of Hon'ble High Court vide W.P. No. 5446/2015 (LB-BMP) "however, this is subject to condition for remittance of such cost in future, based on the outcome of the final Superme Court Orders

ಸಕಲು ಪ್ರತಿ

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ 11/11/14 ರ ಮೇರೆಗೆ . ಜಂ.ನಿ.ನ.ಯೋ.(ಉ)/(ದ) ಎಲ್.ಪಿ. ಸಂಖ್ಯೆ 0244/14-15 ದಿನಾಂಕ 19/05/15 ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ವಿಧಿಸಲಾಗಿರುವ ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 19/05/2015 ರಿಂದ 18/05/2017 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

19/5/15
ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಉತ್ತರ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
19/05/15 19/05/15 19/5/15

OWNER'S SIGNATURE

GPA HOLDER FOR MR. DHARMESH RANKA (MR. IRFAN RAZACK)

ARCHITECT'S SIGNATURE

For:
ABHAY ITTY ZACHARIAH
REG.NO. B.C.C/B.L-3.6/A:2027:09-10

Zachariah CONSULTANTS
ARCHITECTURE ENGINEERING INTERIOR DESIGN
5, ASHLEY PARK, OFF BRUNTON ROAD, RICHMOND TOWN, BANGALORE – 25.
email: info@zachcons.com www.zachcons.com

This drawing is issued on behalf of Zachariah Consultants.

Client
M/S PRESTIGE ESTATES PROJECTS LIMITED
FALCON HOUSE, NO.1, MAIN GUARD CROSS ROAD, BANGALORE - 560001

Project Name
PRESTIGE GULMOHAR.
SURVEY NO - 74/ 2, HORAMAVU MAIN ROAD (on the road leading to Kalkere), HORAMAVU, BANGALORE.

Title
ELEVATION 01

Drawing Originator			Scale
Zachariah Consultants			1:150
Checked By: Harsha	Checked Date: 19.12.2013	Drawn By: Sonakshi	Drawn Date: 19.12.2013
Discipline: Architecture		Purpose: Sanction	Drawing No.: A-201