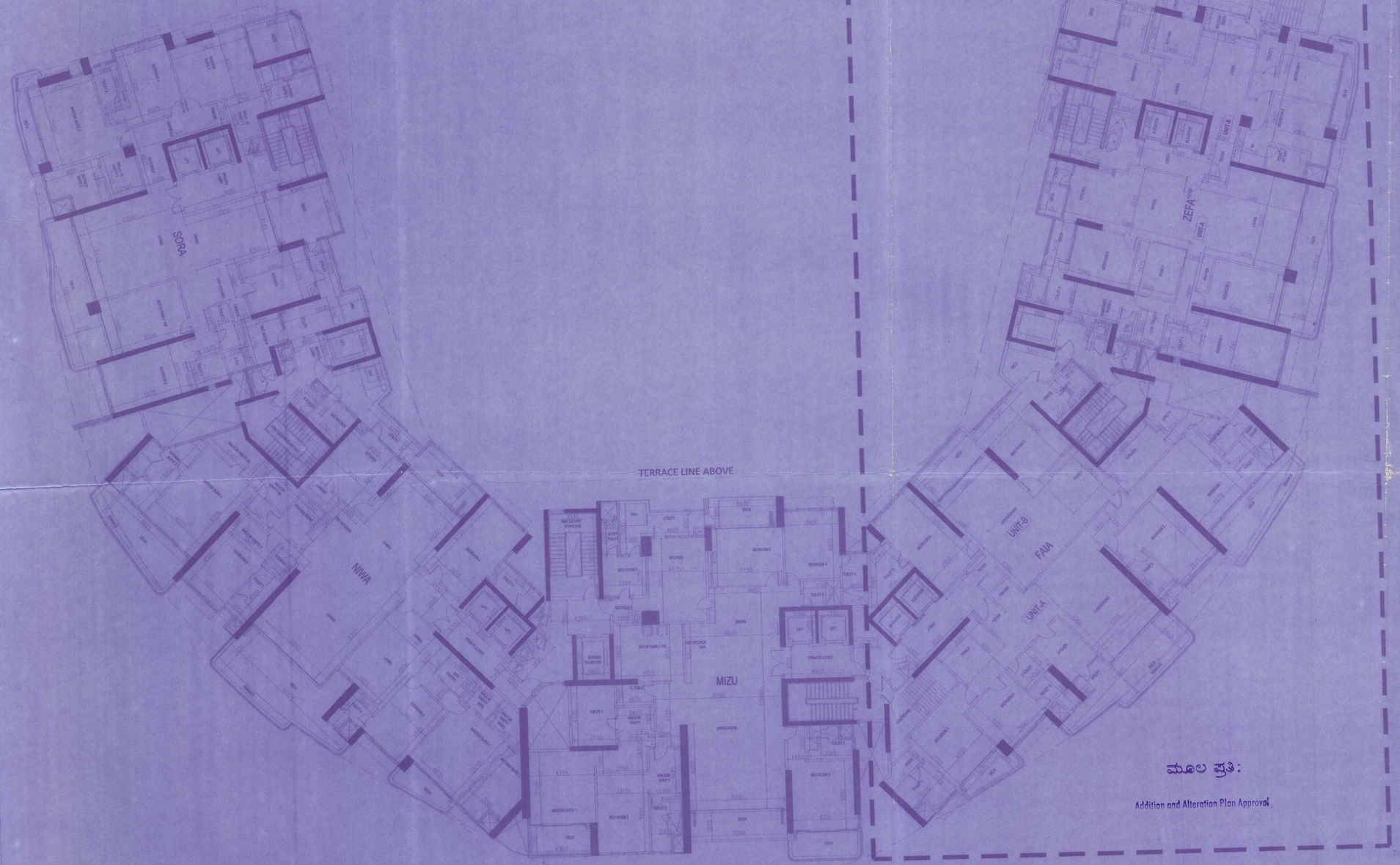


29th LEVEL FLOOR PLAN

Approved - (5 Units / Floor = 5 Units)

Proposed - (7 Units / Floor = 7 Units)

ಮೂಲ ಪ್ರತಿ:

Addition and Alteration Plan Approval

ಶ್ರೀ ಮಂಜುನಾಥ. ಮನೆ ಅಯ್ಯರ ಅದೇಶದ ದಿನಾಂಕ: 18/12/2019 ರಂತೆ ಶ್ರೀಯುತ ಎಲ್ ಸಂಖ್ಯೆ ಭದಿಸಲಾಗಿದೆ/ ಅ.ಸಿ./ಜಂ.ಪಿ. ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಸಂಖ್ಯೆ: ಬಿ2ಎ/12413 ದಿನಾಂಕ: 01/02/2020 ಕಟ್ಟಡದ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ನಿರ್ಮಾಣಾಧೀನ ಪತ್ರಕ್ಕೆ ಒಳಪಟ್ಟು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 01/02/2020 ರಿಂದ 31/01/2023 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಒದಿರುತ್ತದೆ.

(ವಿಶೇಷ ವಿವರಗಳು ಅದ್ಯಗೆ ಮಾತ್ರ)

ಜಂಟಿ ನಿರ್ದೇಶಕರು ಕಟ್ಟಡ ಪರವಾನಿಗೆ (ನಗರ)

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

01/02/2020

BBMP / Addl Dir / JD (SOUTH) / L*0012012-13

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, 13th, 20th, 23rd floors, Typical 4th, 10th, 14th & 27th floor, Typical 5th, 11th, 15th, 17th & 24th floors, Typical 6th, 12th, & 28th, Typical 7th, 8th, 21st, 22nd, 25th, 29th floors of Block 2 Vide A.Dis/West/08.01
   - Part units is Stored floor converted to Amenities of Block 2.
   - Conversion of 2 units each situated on northern & southern side as 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. Stairhead Room areas reserved for car parking shed shall 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/BESCOM/ as amt.
5. Necessary clearance shall be obtained from fire force department for the high rise building.
6. Necessary shafts for running telephone cables, conduits at ground level for postal services & space for depositing garbage within the premises shall be provided.
7. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
8. The applicant shall ensure all workmen employed in the construction work against any accident / unforeseen accidents arising during the time of construction.
9. The applicant shall not disfigure building premises / debris on footpath or on roads or on any land. The debris shall be removed and transported to near by dumping yard.
10. The applicant / builder is prohibited from selling the balcony area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
11. The applicant shall provide a space for locating the distribution transformer if is established/ proposed as per K.E.R.C (Ele & D) code, leaving 3.00mts. from the building within the premises.
12. The applicant shall provide a separate room probability 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Number No. 20.
13. 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.
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 shall be posted as 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 owners available during inspections.

17. If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor etc. be deemed to be the Authority in the first instance, warned in the second instance and cancel the registration if the same is revealed for the third time.
18. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Rule nos. 31(1) and) vide extract of it on R-2).
19. The building shall be constructed under the supervision of a registered structural engineer.
20. Construction or reconstruction of the building shall start within two years and completed within the expiry of five years from the date of issue of license & shall apply for permission before the expiry of the said period.
21. "It consists only ground floor" vide order dated 11.05.2016, 16.02.2017, 31.10.2017 & 21.03.2019 shall be strictly adhered to except alteration portion.
22. The Alteration portion should not be occupied without obtaining 'Modified Occupancy Certificate' from the competent authority.
23. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
24. 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).
25. 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" keeping in view IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
26. The applicant should provide solar water heaters as per bylaw 17 of Bye-law No. 29 for the building.
27. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
28. The applicant shall provide at least one common toilet in the ground floor for the use of the visitor's / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
29. The Occupancy Certificate will be sanctioned only after ensuring that the provisions of conditions vide SI. Nos. 22, 23, 24& 25 are provided in the building.
30. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of the construction and that the construction activities shall stop before 08.00 PM. to avoid disturbance during late hours.
31. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic matter and should be processed in the Recycling processing unit/ required capacity municipal site for its re-use / disposal in consultation with BBMP Zonal Health Officer.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Cell/Joint for 45 high rise structures which shall be got approved from the competent Authority, if necessary.
34. The owner / Association of high rise building shall obtain clearance certificate from Fire Force Department with due regard to the existing working conditions of Fire Safety Measures installed. The certificate shall be produced to the corporation and shall get the renewal of the permission issued on here only.
35. The Owner / Association of the high rise building shall get the building inspected by responsible officers of the Fire Force Department bi-monthly 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.
36. The owner / Association of high rise building shall obtain clearances certificate from the Electrical Inspectorate with due regard to the working conditions of the Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
37. The Owner / Association of the high rise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and assure complete safety in the event of fire hazards.
38. As per Bye-law No. 32(a) of BBMP Building Bye-laws 2003, Approval / Acknowledgement issued by the Competent Authority for the Sewerage System and Storm water drain connection to the premises is the responsibility of the owner / developer.
39. The Applicant / Owner / Developer shall ensure that all the trees in the periphery of the site are protected and preserved in good condition. No trees shall be felled for the purpose of construction work. Existing trees may be felled only with the prior permission of the Competent Authority. They shall conform 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 instructions/ construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owner / Developer shall obtain occupancy CFO 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 this 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 150 Sqm upto 240 Sqm b) maximum of two trees for sites measuring more than 240 Sqm. c) One tree for every 240 sq. m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.

Special Conditions as per Labour Department of Government of Karnataka vide ADDENDUM (DEE.ALW.'SAN'/08) Vidhan, Addl.L.12/2015 dated: 01-04-2015

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 Labr 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:

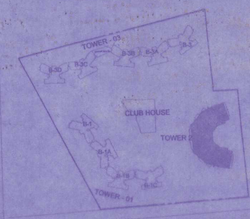
Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	GBC(1)1900011 date: 21.06.2013 GBC(1)1900011 date: 11.02.2014. GBC(1) 1900011 date: 18.12.2019	At the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	AAI/SAR/WGC/JAN/Obst/BIAL/0514/63291/666-60, date: 15.10.2014.	
3	KSPCB	PCB/481/CHP/GBH 1328 date: 09.01.2013 & PCB/481/CHP/BAH-3010 date: 08.05.2013	
4	BWSSB	BWSSB/CE(N)/SAO:CE(M)/JDO(W)-HTA(W)-01792 /2013-14 date: 31.05.2013	
5	BESCOM	CEI/BMAZ/EE(O)/AE(E)-4/F-7452/586-3921 date: 15.06.13	
6	SEIAA	SEIAA 229 CON/ 2019 date: 08.08.2019.	
7	BIAL	AAI/BIAL/WGC/0800-11 date: 31.05.2011.	

III. The Applicant has paid the vide fire Receipt No. RE-Rec/04-1700/00160 dated: 21/01/2020 for the followings:-

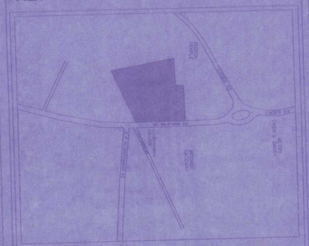
1.	Ground Floor	47369.00
2.	Total 18% GST of the Ground floor	8526.00
3.	Uniform Fee	54738.00
4.	Building Fees	84453.00
5.	Scrutiny Fees (For Site+ EDP Approval)	
a)	For Building	1000.00
b)	Security Deposit	500000.00
6.	Plan Copies	17200.00
7.	5% surveys charges on Labour cess to be paid to BWSP	606.00
	TOTAL	44,92,161.00

SAY Rs. 44,80,000/-

IV. Labour Cess Rs.95,000/- Receipt No: HO/0883/2019 dated: 17.01.2020. UTR No: SBIN0700011179156



KEY PLAN



LOCATION PLAN

NOTES:

ALL DIMENSIONS ARE IN MILLIMETERS

ORIENTATION

N

SHEET NO : 16

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: 25599868 Fax: 25596818.

SUBJECT OF DRAWING :

BLOCK - 2.

29TH LEVEL FLOOR PLAN

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