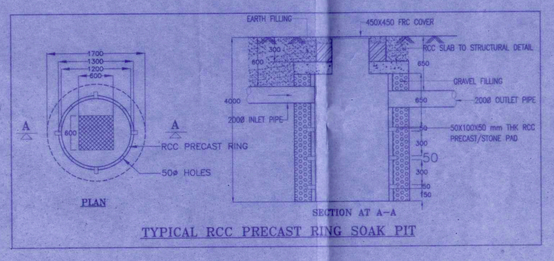
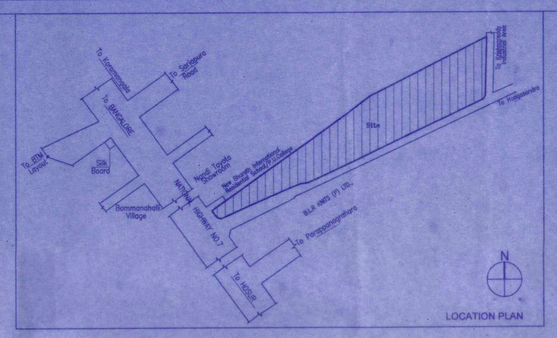
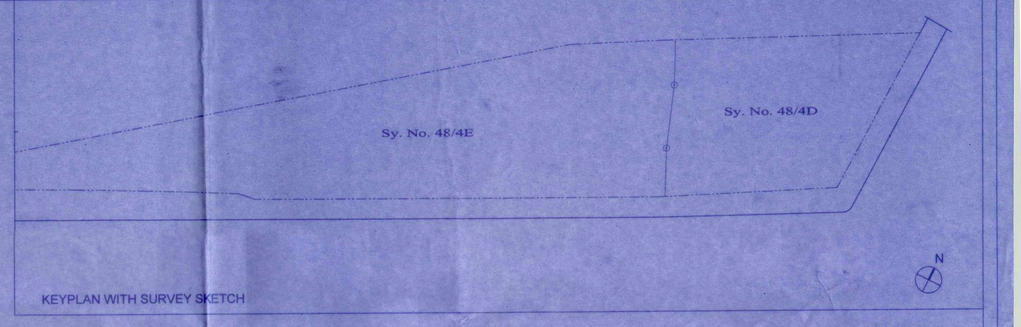
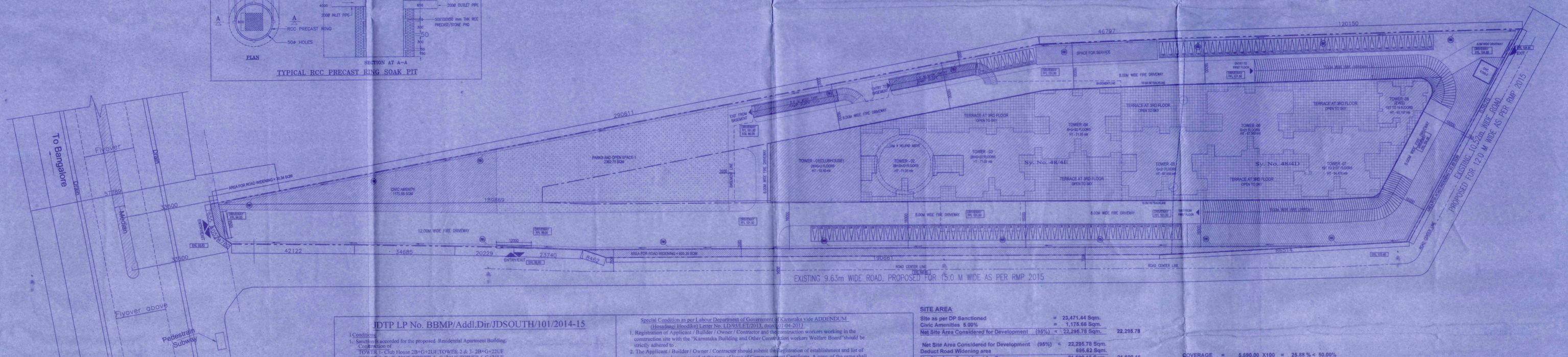


TYPICAL RCC PRECAST RING SOAK PIT







JDTP LP No. BBMP/Addl.Dir/JDSOUTH/101/2014-15

I Conditions:

1. Sanction is accorded for the proposed Residential Apartment Building.
   Construction of
   TOWER 1- Club House 2B+G+2UF,TOWTR 2 & 3- 2B+G+22UF
   TOWER 4-B+G+22UF,TOWER 5- G+21UF,TOWER 6-G+21UF,
   TOWER 7-1to 21UF,TOWER 8-1 to 14UF.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement, Ground, First, Second and surface area reserved for car parking shall not be converted for any other purposes. Parking is provided as follows: Tower 1, 2 & 3 – Lower Basement, Tower 1, 2, 3 & 4 – Upper Basement, Tower 2, 3, 4, 5, 6 & 7 – Ground floor, Tower 2,3, 4, 5, 6 & 7 – First floor and Second floor.
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 as 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 access'ible 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 4.5m 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 (V-A (e) to (L).
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 column 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.
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, 7 & 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 no construction activities shall stop before 6.00 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 of required 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. 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.
36. 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.
37. 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.
38. 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.
39. Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.
40. 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 (Hosadaagi Hoodike) Letter No. LD/955/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	GBC(1)/91/2012 dt: 21-06-2014	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	BSNL	AGM(TP)/S-8/1X/2010-11@ BG-8, dt: 05-08-2011	
3)	BESCOM	Acknowledgement dt: 11-09-2014	
4)	KSPCB	PCB/400/CNP/13/H-660 dt: 02-08-2014	
5)	Airport Authority of India	ASC/CM(AO)/181/HAL-BG-207/2011 dt: 19-08-2011	
6)	BWSSB	BWSSB/EIC/ACE(M)-H/DCE(M)/TA-9/8/82012-13, dt: 09-05-2012	
7)	SEIAA/MOEF	SEIAA/136/CON/2012 dt: 20-05-2013	

III. The Applicant has paid the fee vide Receipt No.TP/JDTPNRT/01/20~~12-13Mar.0095~~ 14-15oct/0003 dated ~~28-03-2013~~ for the following:- 03-10-2014

1.	Licence Fees	: 81,39,681.00
2.	Ground Rent	: 41,56,361.00
3.	Betterment Charges a) For Building	: 2,18,470.00
4.	Security Deposit	: 1,01,31,341.00
5.	Plan copy charges	: 1,59,000.00
6.	1% Fee from Labour welfare to BBMP	: 1,09,958.00
	TOTAL	: 2,29,22,811.00
	SAY Rs.	2,29,23,000.00

SAY Rs. 2,29,23,000.00 /- Paid vide D.D No. 755499 dated: 07-10-2014 Drawn on ING VYSYA BANK, K.H. Road, Bangalore.

6. Labour Cess : 1,18,75,858.00

SAY Rs. 1,18,76,000.00 /- Paid vide D.D No. 755498 dated: 07-10-2014 Drawn on ING VYSYA BANK, K.H. Road, Bangalore.

SITE AREA

Site as per DP Sanctioned	=	23,471.44 Sqm.	
Civic Amenities 5.00%	=	1,175.66 Sqm.	
Net Site Area Considered for Development (95%)	=	22,295.78 Sqm.	22,295.78
Net Site Area Considered for Development (95%)	=	22,295.78 Sqm.	
Deduct Road Widening area		695.62 Sqm.	
Net Site Area Considered for Coverage		21,600.16 Sqm.	21,600.16

AREA STATEMENT

FLOORS	BUA	DEDUC	NET	UNITS
LOWER BASEMENT FLOOR	4,102.55	3,966.23	136.32	-
UPPER BASEMENT FLOOR	5,548.01	1,577.67	282.34	-
GROUND FLOOR	5,690.00	3,819.32	1,770.68	-
FIRST FLOOR	7,604.67	6,618.88	985.79	-
SECOND FLOOR	7,806.71	7,022.68	784.03	-
THIRD FLOOR	3,682.98	60.61	3,622.37	28
FOURTH FLOOR	3,682.98	60.61	3,622.37	28
FIFTH FLOOR	3,682.98	60.61	3,622.37	28
SIXTH FLOOR	3,682.98	60.61	3,622.37	28
SEVENTH FLOOR	3,682.98	60.61	3,622.37	28
EIGTH FLOOR	3,682.98	60.61	3,622.37	28
NINETH FLOOR	3,682.98	60.61	3,622.37	28
TENTH FLOOR	3,682.98	60.61	3,622.37	28
ELEVENTH FLOOR	3,682.98	60.61	3,622.37	28
TWELVTH FLOOR	3,682.98	60.61	3,622.37	28
THIRTEENTH FLOOR	3,682.98	60.61	3,622.37	28
FOURTEENTH FLOOR	3,626.47	60.61	3,564.86	27
FIFTEENTH FLOOR	3,470.92	101.00	3,369.92	24
SIXTEENTH FLOOR	3,470.92	101.00	3,369.92	24
SEVENTEENTH FLOOR	3,470.92	101.00	3,369.92	24
EIGTEENTH FLOOR	3,470.92	101.00	3,369.92	24
NINETEENTH FLOOR	3,470.92	101.00	3,369.92	24
TWENTYETH FLOOR	3,470.92	101.00	3,369.92	24
TWENTY FIRST FLOOR	3,470.92	101.00	3,369.92	24
TWENTY SECOND FLOOR	1,718.66	241.77	1,476.89	10
TERRACE FLOOR	215.30	215.30		
TOTAL	101,312.59	28,896.17	72,416.42	513

COVERAGE = 5,690.00 X100 = 26.58 % < 50.00%
21600.16

FAR = 72,416.42 = 3.248 < 3.25
22,295.78

PARKING
Total Nos.of Residential Units From 1st floor to 22nd Floors = 513 Nos.
Units Below 50 Sqm. = 47 Nos.
@ 1 car / 2 units, cars required = 47 / 2 = 23.50 say 24 Cars
Units Over 50 Sqm. below 225 Sqm. = 466 Nos
@ 1 car / 1 unit, cars required = 466 x 1 = 466 Cars
Total Cars Required = 24 + 466 = 490 cars
10% visitors parking 490 x10 /100 = 49.00 Say 49 Cars

GF to 8F Club House Area
GF = 717.50 Sqm.
FF = 515.89 Sqm.
SF = 497.12 Sqm.
Total = 1730.41 Sqm.
@ 1 car / 50 Sqm. cars required = 1,730.41 / 50 = 34.61 say 35 cars

Cars Required = 490 + 49 + 35 = 574 Cars
Total Cars provided
Lower Basement = 77 Cars
Upper Basement = 110 Cars
Ground Floor = 80 Cars
First Floor = 110 Cars
Second Floor = 110 Cars
Surface = 88 Cars
Total = 575 Cars

ನಕಲು ಪ್ರತಿ

ನಕ್ಷೆ ಮಂಜೂರುಮಾಡಿರುವುದಕ್ಕೆ ಮಾನ್ಯ ಅಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ 27-09-2014ರ ಪತ್ರದಲ್ಲಿ ನಿಲ್ದೇಶನ ಮಾಡಿರುವಂತೆ ಆ.ನಿ.(ನಾ.ನಿ.(ಪ.ಯೋ.ನ.)) 0161/14-15 ದಿನಾಂಕ: 10-10-2014 ಷರತ್ತು ನಕ್ಷೆ ಮಂಜೂರುಮಾಡಿರುವುದು ವಿರೋಧವಾಗುವ ಪಕ್ಷದಲ್ಲಿ ಒಳಪಟ್ಟು ಆಯುಕ್ತರುಗಳಿಗೆ ದಿನಾಂಕ: 10-10-2014 ರಿಂದ 09-10-2016 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಇರಲಾಗಿದೆ.

(ವಲಯ ಜಂಟಿ ಆಯುಕ್ತ(ಪೂ ವಲಯ))

ಕರ್ನಾಟಕ ಭೂಕಂದಾಯ (ವಿಶೇಷ ನಿಬಂಧನೆಗಳು) ಕಾಯ್ದೆ-1969
ಇವರ ಪುರಸ್ಕಾರದ ಮೇರೆಗೆ ಮಂಜೂರಾಗಿದೆ.
ಬೆಂಗಳೂರು.

CLIENT SIGNATURE :

AUTHORISED SIGNATORY
PLUTO REALTORS PVT LTD
4th Floor , 3 ULSOOR ROAD,
BANGALORE 560042

ENGINEER'S SIGNATURE :

RAJESH KUMAR.N
BCC/BL/3.6/E:3378:09-10

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT ON SURVEY No.48/4D & 48/4E, BBMP KHATHA NO. AT HONGASANDRA VILLAGEBEGUR HOBLI, BANGALORE SOUTH TALUK BANGALORE.

DRAWING TITLE :

SITE PLAN

SHEET NO :	SCALE :	ORIENTATION :
01	1:500	N

SANCTION DRAWING

PROJECT CONSULTANTS :

RSP Design Consultants (India) Pvt Ltd.

RSP HOUSE, # 30, MUSEUM ROAD, BANGALORE - 560001 TEL: 25596868 FAX : 25596818