



Conditions: This Plan Sanctions issued subject to the following conditions

1. 1. Sanction is accorded for the Proposed Residential Apartment Building at Khata No. 4131, Sy No. 61/2, 62, 63/2, Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore.

a) Consisting of Block – 01 Consisting of 2BF + GF + 20 UF (Twenty Upper Floor) only

2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use. 3. Two Basement Floor and Ground Floor 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

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

8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and

9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to

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.

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.

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 &

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.

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

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 SI No. 23, 24, 25 & 26

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 and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours

30. 30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 300 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). 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.

33. 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.

34. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forece 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. 35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forece Department to

ensure that the 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 clearance certificate from the Electrical Inspectorate every Two years with due

inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years. 37. 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. 38. Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.

39. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction

from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP. 40. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work

in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled. 41. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority vide No.

BDA/ TPM/DLP-41/2016-17/2161/2017-18 dated: 07-03-2018 while approving the Development Plan for the project should be strictly adhered to. 42. The NOC from BWSSB & KSPCB Should be submitted before issue of Commencement Certificate 43. The Owner / Developer should abide to the outcome of final orders of Hon ble Civil court order in OS No. 4287/2000

44. Applicant should abide by Final outcome of NGT orders in Appeal No. 54/2018 pending before the Hon ble National Green Tribunal, 45. 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/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

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

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour

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.

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	Fire Force Department	GBC(1)/336/2017, dated: 22 - 12 - 2017	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2)	Airport Authority of India	AAI / KIA / ATM / NOC / 8068 - 66 dated: 20 - 10 - 2016	
3)	BESCOM	SEE / BCS / EE(O) / AEE-3 / NOC-06 / 17-18 / 3520-22 dated: 29 - 06 - 2017	
		ಮು.ಅ(ವಿ)/ಬೆಂಮಕ್ಷೇವ/ಅಇ/ಸಕಾಇ-೨/ಕ-೧೪೮/೧೭-೧೮ /೮೩೭೭-೮೦, ದಿನಾಂಕ: ೩೧-೦೧-೨೦೧೮	
4)	SEIAA	SEIAA / 114 / CON / 2017 dated: 10 - 01 - 2018	
5)	BSNL	DE/SAN/BG/S-11/VOL XIII/20 Dated @ BG-41,	

III. The Applicant has paid the fee vide Receipt No. RE - ifms 331-TP / 000247

56,29,094.00 : 27,63,842.00 GST (18% of the Ground Rent) : 4,97,492.00 ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 30 08 2018. 1,22,837.00 61,41,872.00 3,44,000.00

(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ) R.R. Mudda B 31/8/18 Sole 300

ನಕ್ಷ ಮಂದೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆಡೇಶದ ಧಿನಾರ್. 20 08 18

ಮೇರೆಗೆ : ಜಂ,ನಿ.ನ್ನಯೋ.(ಉ)/(ಸ) ಎಲ್.ಪಿ. ಸಂಖ್ಯೆ.ಡಿ03.118-18

ರಿನಾಂಕ: 30/08 1.8 ಕಟ್ಟಡ ನಕ್ಷ ಮಂಜೂರಾತಿಯನ್ವಯ ವಿಧಿಸಭಾಗಿರುವ

oca: 24 08 2020 ರವರೆಗೆ ಮಾತ್ರ ಮಾಸ್ಕತೆ ಪಡೆದಿರುತ್ತದೆ.

SAY Rs. 1,56,24,000.00 8. Labour Cess: Rs. 93,68.000.00/- Paid vide RTGS/NEFT No. N235180615217817, dated: 23-08-2018 Receipt No. HO/29381/2018 LOCATION PLAN (N.T.S)

BOUNDARY LINE _ _ _ _ SETBACK LINE

BASEMENT PROFILE LINE BUFFER LINE

PROPOSED BUILDING

FEATURE DEVELOPMENT CIVIC AMENITIES

PARK & OPENSPACES NALA KHARAB AREA

OWNER SIGNATURE:

MOHAMMED SAMIULLA AUTHORISED SIGNATORY

M/S WONDER PROJECTS DEVELOPMENT Pvt. Ltd. ARCHITECTS SIGNATURE :

Quedappa

P.N. MEDAPPA BCC/BL-3-6/A-2465/2013-14

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO. 4131, SY NO. 61/2, 62, 63/2, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, WARD NO. 150, MAHADEVAPURA ZONE,

BANGALORE.

RESIDENTIAL APARTMENT

SITE PLAN

01 OF 28

SANCTION DRAWING

mindspace Architects + Interiors + Engineers BANGALORE-560 094. Phone Nos.080-2351 5501/02/03

#03, KALPANA CHAWLA ROAD, R.M.V 2nd STAGE, SANJAYNAGAR,