



BENGALURU EAST CITY CORPORATION
Office of the Additional Chief Town Planner (Town Planning - BWCC),72/4,
16th Cross Rd, Vyalikaval, Kodandarampura, Malleshwaram, Bengaluru



Licence Sl. No. BBMP/CC/10501/25-26

LP.No: BBMP/Addl.Dir/JDNORTH/0019/25-26

Project No.: PRJ/0748/25-26

BUILDING LICENCE

The request of the Katha Holder/GPA Holder Sri / Smt / M/s. M/s. SHIVAKAR INFRA PVT LTD. AND M/s. AKARSHA REALTY PVT LTD., Represented by the Authorised signatory Sri.B.M.KARUNESH dated. 29 May, 2025 to issue licence / Modified building plan approval for the construction of building at Property No./PID No. 3380 ,PANATHUR VILLAGE, VARTHUR HOBOLI, BANGALORE EAST TALUK.,41/2, 42/1, 42/2, 43/3, 43/4, 43/5, 43/6, 43/7A, 43/7B, 43/8, 43/9 Ward No: Ward No 149 ,Bengaluru West City Corporation Zone under the jurisdiction of Bengaluru East City Corporation has been accepted by the Commissioner Bengaluru East City Corporation ,BECC on Date. 16 October, 2025.

The prescribed fee for Modified Building Plan Sanction as intimated vide demand notice dated. 16 October, 2025 is remitted by the applicant amounting to Rs. 21681680 by Net banking/Credit Card/Debit Card on Receipt Number. BBMP/EoDB/RC/6145/25-26 on Date 28 May, 2025, BBMP/EoDB/RC/16963/25-26 on Date 29 October, 2025, towards CANARA BANK, BBMP Branch A/C No. 8401132000014. Further Labour Cess Amount of Rs. 1000 is remitted by the applicant to the Building & other construction workers welfare board, through Net banking/Credit Card/Debit Card/NEFT/RTGS on BBMP/EoDB/RC/16723/25-26 Dated 17 October, 2025 towards Canara Bank, Hombegowda Nagar A/C No:1371101079786

Approval for Modified Building Plans is hereby accorded subject to the conditions annexed, for the construction of building/s detailed below in the Site Area 85,445.60 Sq.m.

Sl.no.	Building / Block Details	Building Use	Total No. of floors	Tenements	Height (m)	Total Built-up area (sq.m.)
1	BLOCK 1 (RESIDENTIAL APARTMENT BUILDING)	/Residential	1Basement + 1Ground + 14	224	44.95	32498.19
2	BLOCK 2 (RESIDENTIAL APARTMENT BUILDING)	/Residential	1Ground + 14	168	44.95	16207.35
3	BLOCK 3 (RESIDENTIAL APARTMENT BUILDING)	/Residential	1Ground + 14	252	44.95	24590.89
4	BLOCK 4 (RESIDENTIAL APARTMENT BUILDING)	/Residential	1Basement + 1Ground + 14	224	44.95	37231.31
5	BLOCK 5 (RESIDENTIAL APARTMENT BUILDING)	/Residential	1Basement + 1Ground + 14	22		41659.03



Note: To check the genuinity, scan the QRCode or Check Citizen Search in GBA Website or <https://bpas.bbmpgov.in/BPAMSCClient4/Default.aspx>

6	BLOCK 6 (RESIDENTIAL APARTMENT BUILDING)	/Residential	1Basement + 1Ground + 14	168	44.95	44430.6
7	BLOCK 7 (RESIDENTIAL APARTMENT BUILDING)	/Residential	1Ground + 14	434	44.95	48984.63

Permission is hereby accorded under Section 15 of KTCP Act 1961, Section 231 of GBA Act 2024 for the Modify (MODIFIED PLAN SANCTION) of Building and is subject to the conditions and sanctioned detailed plans annexed to this Licence. In case of failure to adhere / comply to sanction plans / conditions imposed, action will be initiated as per Section 243 of GBA Act 2024. This License is valid for a period of two years from this day.

**Enclosures. 1) Licence Conditions
2) Building Plans**

To,

M/s, Sri M/s. SHIVAKAR INFRA PVT LTD. AND M/s. AKARSHA REALTY PVT LTD., Represented by the Authorised signatory
Sri.B.M.KARUNESH

No. 2/4, Langford Garden, Richmond Town, Bangalore. 560087



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Office of the Additional Chief Town Planner (Town Planning - BWCC),72/4, 16th Cross Rd, Vyalikaval, Kodandarampura, Malleshwaram, Bengaluru

ಪರವಾನಗಿ ಕ್ರಮ ಸಂಖ್ಯೆ: BBMP/CC/10501/25-26

ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ : BBMP/Addl.

Dir/JDNORTH/0019/25-26

ಕಟ್ಟಡ ಪರವಾನಗಿ ಪತ್ರ

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ವ್ಯಾಪ್ತಿಯಲ್ಲಿರುವ Bengaluru West City Corporation ವಲಯದಲ್ಲಿರುವ ವಾರ್ಡ್ ಸಂಖ್ಯೆ Ward No 149 ರಲ್ಲಿರುವ ಆಸ್ತಿ ಸಂಖ್ಯೆ / ಪಿಐಡಿ ಸಂಖ್ಯೆ Ring III-Areas coming beyond the Outer Ring Road and within the LPA, 316-Varthur, 3380, 41/2, 42/1, 42/2, 43/3, 43/4, 43/5, 43/6, 43/7A, 43/7B, 43/8, 43/9, PANATHUR VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK. ವಿಳಾಸದ ಸ್ವತ್ತಿನ ಖಾತೆದಾರರಾದ / ಜಿ.ಪಿ.ಎ .ದಾರರಾದ M/s. SHIVAKAR INFRA PVT LTD. AND M/s. AKARSHA REALTY PVT LTD., Represented by the Authorised signatory Sri.B.M.KARUNESH ರವರು ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ದಿನಾಂಕ: 29 May, 2025 ರಂದು ಸಲ್ಲಿಸಿರುವ ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಕೋರಿಕೆಯು Commissioner Bengaluru East City Corporation 'ವರಿಂದ ದಿನಾಂಕ: 16 October, 2025 ರಂದು ಅಂಗೀಕರಿಸಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ತರುವಾಯ ಕಟ್ಟಡ ಪರವಾನಗಿ ನೀಡುವ ಸಂಬಂಧ ದಿನಾಂಕ 16 October, 2025 ರ ಪಾಲಿಕೆಯ ಸಮಸಂಖ್ಯೆ demanಜ ಶುಲ್ಕ ಪಾವತಿ ತಿಳುವಳಿಕೆಯಂತೆ ವಿವಿಧ ಶುಲ್ಕಗಳ ಒಟ್ಟು ಮೊತ್ತ ರೂ. 21681680 ಗಳನ್ನು Net banking/Credit Card/Debit on Receipt Number ಸಂಖ್ಯೆ: BBMP/EoDB/RC/6145/25-26 on Date 28 May, 2025, BBMP/EoDB/RC/16963/25-26 on Date 29 October, 2025, ರಂತೆ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಬಿಬಿಎಂಪಿ ಶಾಖೆ ಖಾತಾ ಸಂಖ್ಯೆ: 8401132000014 ಗೆ ಅರ್ಜಿದಾರರಿಂದ ಸಂದಾಯ ಮಾಡಲ್ಪಟ್ಟಿರುತ್ತದೆ ಹಾಗೂ ಕಾರ್ಮಿಕರ ಕಲ್ಯಾಣ ನಿಧಿಯ ಕರವನ್ನು Net banking/Credit Card/Debit/NEFT/RTGS on Receipt Number BBMP/EoDB/RC/16723/25-26 Dated 17 October, 2025 ಮುಕಾಂತರ ರೂ: 1000 ಗಳನ್ನು ಕಟ್ಟಡ ಮತ್ತು ಇತರೆ ನಿರ್ಮಾಣ ಕಾರ್ಮಿಕರ ಮಂಡಳಿ ರವರ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಹೊಂಬೇಗೌಡ ನಗರ ಶಾಖೆ ಖಾತೆ ಸಂಖ್ಯೆ: 1371101079786 ಗೆ ಸಂದಾಯ ಮಾಡಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ನಿವೇಶನದ ವಿಸ್ತೀರ್ಣ 85,445.60 ಚ.ಮೀ.

ಕ್ರ.ಸಂ.	ಕಟ್ಟಡದ / ಬ್ಲಾಕ್‌ಗಳ ವಿವರ	ಕಟ್ಟಡದ/ ಬ್ಲಾಕ್ ಉಪಯೋಗ	ಅಂತಸ್ತುಗಳು ವಿವರ	ಒಟ್ಟು ಘಟಕಗಳು	ಕಟ್ಟಡದ ಎತ್ತರ (ಮೀ.ಗಳಲ್ಲಿ)	ಕಟ್ಟಡದ ಒಟ್ಟು ನಿರ್ಮಾಣ ವಿಸ್ತೀರ್ಣ (ಚ.ಮೀ ಗಳಲ್ಲಿ)
1	BLOCK 1 (RESIDENTIAL APARTMENT BUILDING)	Residential	1Basement + 1Ground + 14	224	44.95	32498.19
2	BLOCK 2 (RESIDENTIAL APARTMENT BUILDING)	Residential	1Ground + 14	168	44.95	16207.35
3	BLOCK 3 (RESIDENTIAL APARTMENT BUILDING)	Residential	1Ground + 14	252	44.95	24590.89
4	BLOCK 4 (RESIDENTIAL APARTMENT BUILDING)	Residential	1Basement + 1Ground + 14	224	44.95	37231.31
5	BLOCK 5 (RESIDENTIAL APARTMENT BUILDING)	Residential	1Basement + 1Ground + 14	224		41659.03
6	BLOCK 6 (RESIDENTIAL APARTMENT BUILDING)	Residential	1Basement + 1Ground + 14	168		44430.6



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7	BLOCK 7 (RESIDENTIAL APARTMENT BUILDING)	Residential	1Ground + 14	434	44.95	48984.63
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ಮೇಲ್ಕಂಡಂತೆ ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ಇದರೊಂದಿಗೆ ನೀಡಿರುವ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಡಿಸಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣಕ್ಕೆ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯೊಂದಿಗೆ ಪರವಾನಗಿ ನೀಡಲಾಗಿದೆ.

ಸದರಿ ಕಟ್ಟಡದ ಮಂಜೂರಾತಿ ಅನುಮೋದನೆಯನ್ನು ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961 ರ ಕಲಂ 15 ರಡಿಯಲ್ಲಿ 231 of GBA Act 2024 ರನ್ವಯ ನೀಡಲಾಗಿದೆ. ಈ ಅನುಮೋದನೆ / ಮಂಜೂರಾತಿಯು ಇದರೊಂದಿಗೆ ಲಗತ್ತಿಸಿರುವ ಕಟ್ಟಡದ ನಕ್ಷೆಯಲ್ಲಿ ನಮೂದಿಸಿರುವ ಷರತ್ತಿಗೊಳಪಟ್ಟಿದೆ. ಈ **Modify (MODIFIED PLAN SANCTION)** ಅನುಮೋದನೆಯು ಇಂದಿನಿಂದ ಎರಡು ವರ್ಷಗಳಿಗೆ ಮಾತ್ರ ಮಾನ್ಯವಾಗಿರುತ್ತದೆ.

ಲಗತ್ತುಗಳು:- 1) ಮಂಜೂರಾತಿ ಷರತ್ತುಗಳು

ರವರಿಗೆ,

ಶ್ರೀ / ಶ್ರೀಮತಿ / ಮೆ|| M/s. SHIVAKAR INFRA PVT LTD. AND M/s. AKARSHA REALTY PVT LTD., Represented by the
No. 2/4, Langford Garden, Richmond Town, Bangalore - 560087



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This Plan Sanction is issued subject to the following conditions

Sanction is accorded for the **Residential -Apartment** Building at Property No./PID No. , Locality : PANATHUR VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK., SurveyNo : 41/2, 42/1, 42/2, 43/3, 43/4, 43/5, 43/6, 43/7A, 43/7B, 43/8, 43/9, Ward No : Ward No 149, Zone : Bengaluru West City Corporation Zone, Bangalore.

Sanction is accorded for **Residential -Apartment** only. The use of the building shall not be deviated to any other use.

Building plinth line marking:

Building plinth line marking will be done on 19/12/2025 . It is requested for the Owner/Builder/GPA Holder/Developer to be present at the site. If the Owner/Builder/GPA Holder/Developer intends to get the marking of plinth line earlier to the date mentioned, then he can give an intimation to this office at least a week in advance.

Additional / Special conditions :

- 1) The Applicant should submit fresh NOCs from AAI, BESCO, BWSSB before obtaining Plinth Certificate
- 2) The Applicant should submit the Fire Force Department, KSPCB and SEIAA Modified NOCs before obtaining Plinth Certificate.
- 3) The Applicant should submit an Modified Conversion Order of Survey No. 42/2 3A - 38 G and Survey No. 43/4 1A-09G before obtaining Plinth Certificate for remaining Buildings.



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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.



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