



BRUHAT BENGALURU MAHANAGARA PALIKE
Office of the Joint Director (Town Planning-North), N R Square, Head office Building, Annex
Building, Bengaluru – 560002, Bengaluru- 560002

Licence Sl. No. BBMP/CC/8054/23-24

LP.No: BBMP/Addl.Dir/JDNORTH/0086/22-23

Project No.: PRJ/3300/21-22

BUILDING LICENCE

The request of the Katha Holder/GPA Holder Sri / Smt / M/s. Total Environment Constructions Pvt Ltd dated. 07 October, 2023 to issue licence / Modified building plan approval for the construction of building at Property No./PID No. Khatha No 28, 46,110 and 111 ,Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Ward No. 54, Mahadevapura Zone,54/1, 54/2, 54/3, 54/4, 54/5, 54/6, 54/7, 54/8, 54/9, 54/10, 54/11, 55, 56(P),68, 69/1, 69/2, 74/3, 76, 86/2, 75/1, 75/2, 75/3, 75/10, 70(P), 72,57, 58, 59/1, 59/2, 59/3, 60/1, 60/2, 60/3, 61/4, 64/2, 64/3(P), 64/4, 64/7, 64/8, 64/9,64/10, 65(P), 59/4 (P), 56(P), 59/5, 61/1, 64/5(P), 61/2, 61/3, 61/7, 70(P), 64/6, 64/3,63/1, 63/2, 63/3, 63/5, 63/6,139, Ward No: Ward-054 ,JDTP - North Zone under the jurisdiction of Bruhat Bengaluru Mahanagara Palike has been accepted by the CHIEF COMMISSIONER TUSHAR GIRI NATH IAS ,BBMP on Date. 18 October, 2023.

The prescribed fee for Modified Building Plan Sanction as intimated vide revised demand notice dated. 18 October, 2023 is remitted by the applicant amounting to Rs. 29480945 by Net banking/Credit Card/Debit Card on Receipt Number. BBMP/EoDB/RC/22652/23-24 on Date 27 October, 2023, towards CANARA BANK, BBMP Branch A/C No. 8401132000014. Further Labour Cess Amount of Rs. 12925000 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/22650/23 -24 Dated 27 October, 2023 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 1,50,694.95 Sq.m.

Sl.no.	Building / Block Details	Building Use	Total No. of floors	Tenements	Height (m)	Total Built-up area (sq.m.)
1	BLOCK 04 (WING 09)	/Residential	2Basement + 1Ground + 29	120	91.8	63000.63
2	BLOCK 03 (WING 08)	/Residential	2Basement + 1Ground + 29	120	92.7	46078.28

Permission is hereby accorded under Section 240 and 240(A) of BBMP Act 2020 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 248 and 356 of BBMP Act 2020. This License is valid for a period of two years from this day.

Enclosures. 1) Licence Conditions
2) Building Plans

To,

M/s, Sri Total Environment Constructions Pvt Ltd

No.78 ITPL Main Road Whitefield, EPIP Zone, IMAGINE, Bengaluru, Karnataka 560066-560065





ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

Office of the Joint Director (Town Planning-North), N R Square, Head office
Building, Annex Building, Bengaluru – 560002, Bengaluru- 560002

ಪರವಾನಗಿ ಕ್ರಮ ಸಂಖ್ಯೆ: BBMP/CC/8054/23-24

ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ : BBMP/Addl.

Dir/JDNORTH/0086/22-23

ಕಟ್ಟಡ ಪರವಾನಗಿ ಪತ್ರ

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ವ್ಯಾಪ್ತಿಯಲ್ಲಿರುವ JDTP - North ವಲಯದಲ್ಲಿರುವ ವಾರ್ಡ್ ಸಂಖ್ಯೆ Ward-054 ರಲ್ಲಿರುವ ಆಸ್ತಿ ಸಂಖ್ಯೆ / ಪಿಐಡಿ ಸಂಖ್ಯೆ Ring III-Areas coming beyond the Outer Ring Road and within the LPA, 309-Tanisandra, Khatha No 28, 46,110 and 111, 54/1, 54/2, 54/3, 54/4, 54/5, 54/6, 54/7, 54/8, 54/9, 54/10, 54/11, 55, 56 (P),68, 69/1, 69/2, 74/3, 76, 86/2, 75/1, 75/2, 75/3, 75/10, 70(P), 72,57, 58, 59/1, 59/2, 59/3, 60/1, 60/2, 60/3, 61/4, 64/2, 64/3(P), 64/4, 64/7, 64/8, 64/9,64/10, 65(P), 59/4(P), 56(P), 59/5, 61/1, 64/5(P), 61/2, 61/3, 61/7, 70(P), 64/6, 64/3,63/1, 63/2, 63/3, 63/5, 63/6139,, Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Ward No. 54, Mahadevapura Zone ವಿಳಾಸದ ಸ್ವತ್ತಿನ ಖಾತೆದಾರರಾದ / ಜಿ.ಪಿ.ಎ .ದಾರರಾದ Total Environment Constructions Pvt Ltd ರವರು ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ದಿನಾಂಕ: 07 October, 2023 ರಂದು ಸಲ್ಲಿಸಿರುವ ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಕೋರಿಕೆಯು CHIEF COMMISSIONER TUSHAR GIRI NATH IAS 'ವರಿಂದ ದಿನಾಂಕ: 18 October, 2023 ರಂದು ಅಂಗೀಕರಿಸಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ತರುವಾಯ ಕಟ್ಟಡ ಪರವಾನಗಿ ನೀಡುವ ಸಂಬಂಧ ದಿನಾಂಕ 18 October, 2023 ರ ಪಾಲಿಕೆಯ ಸಮಸಂಖ್ಯೆ:reviseಜ ಶುಲ್ಕ ಪಾವತಿ ತಿಳುವಳಿಕೆಯಂತೆ ವಿವಿಧ ಶುಲ್ಕಗಳ ಒಟ್ಟು ಮೊತ್ತ ರೂ. 29480945 ಗಳನ್ನು Net banking/Credit Card/Debit on Receipt Number ಸಂಖ್ಯೆ: BBMP/EoDB/RC/22652/23-24 on Date 27 October, 2023, 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/22650/23-24 Dated 27 October, 2023 ಮುಕಾಂತರ ರೂ: 12925000 ಗಳನ್ನು ಕಟ್ಟಡ ಮತ್ತು ಇತರೆ ನಿರ್ಮಾಣ ಕಾರ್ಮಿಕರ ಮಂಡಳಿ ರವರ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಹೊಂಬೇಗೌಡ ನಗರ ಶಾಖೆ ಖಾತೆ ಸಂಖ್ಯೆ: 1371101079786 ಗೆ ಸಂದಾಯ ಮಾಡಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ನಿವೇಶನದ ವಿಸ್ತೀರ್ಣ 1,50,694.95 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 04 (WING 09)	Residential	2Basement + 1Ground + 29	120	91.8	63000.63
2	BLOCK 03 (WING 08)	Residential	2Basement + 1Ground + 29	120	92.7	46078.28

ಮೇಲ್ಕಂಡಂತೆ ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ಇದರೊಂದಿಗೆ ನೀಡಿರುವ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಡಿಸಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣಕ್ಕೆ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯೊಂದಿಗೆ ಪರವಾನಗಿ ನೀಡಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಮಹಾನಗರ ಪಾಲಿಕೆಗಳ ಕಾಯ್ದೆ 1976 ರ ಅಧಿನಿಯಮ 301 ರಲ್ಲಿ ಪ್ರದತ್ತವಾದ ಅಧಿಕಾರದಡಿ, **Modify (MODIFIED PLAN SANCTION)** ಮಾಡಲು ಈ ದಿನಾಂಕದಿಂದ ಎರಡು ವರ್ಷಗಳ ಅವಧಿಯ ಮಾನ್ಯತೆಗೆ ಒಳಪಡಿಸಿ, ಮಂಜೂರು ಮಾಡಿ ಅಡಕಗೊಳಿಸಿರುವ ಕಟ್ಟಡ ನಕ್ಷೆಗಳು ಮತ್ತು ಷರತ್ತುಗಳಿಗೆ ಒಳಪಡಿಸಿ ಕಟ್ಟಡ ಪರವಾನಗಿ ಮಂಜೂರು ಮಾಡಲ್ಪಟ್ಟಿದೆ. ಮಂಜೂರಾದ ನಕ್ಷೆಗಳ ಮತ್ತು ಯಾವುದೇ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿರುವುದು ಕಂಡು ಬಂದರೆ ಕರ್ನಾಟಕ ಮಹಾನಗರ ಪಾಲಿಕೆಗಳ ಕಾಯ್ದೆ 1976 ರ 321 & 462 ನೇ ವಿಧಿಗಳಂತೆ ಕ್ರಮ ಜರುಗಿಸಲಾಗುವುದು.

ಲಗತ್ತುಗಳು:- 1) ಮಂಜೂರಾತಿ ಷರತ್ತುಗಳು



2) ಕಟ್ಟಡ ನಕ್ಷೆಗಳು

ರವರಿಗೆ,

ಶ್ರೀ / ಶ್ರೀಮತಿ / ಮೆ|| Total Environment Constructions Pvt Ltd

No.78 ITPL Main Road Whitefield, EPIP Zone, IMAGINE, Bengaluru, Karnataka 560066 560066



Bruhat Bengaluru

This Plan Sanction is issued subject to the following conditions

Sanction is accorded for the **Residential -Apartment** Building at Property No./PID No. , Locality : Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Ward No. 54, Mahadevapura Zone, SurveyNo : 54/1, 54/2, 54/3, 54/4, 54/5, 54/6, 54/7, 54/8, 54/9, 54/10, 54/11, 55, 56(P),68, 69/1, 69/2, 74/3, 76, 86/2, 75/1, 75/2, 75/3, 75/10, 70(P), 72,57, 58, 59/1, 59/2, 59/3, 60/1, 60/2, 60/3, 61/4, 64/2, 64/3(P), 64/4, 64/7, 64/8, 64/9,64/10, 65(P), 59/4(P), 56(P), 59/5, 61/1, 64/5(P), 61/2, 61/3, 61/7, 70(P), 64/6, 64/3,63/1, 63/2, 63/3, 63/5, 63/6139,, Ward No : Ward-054, Zone : JDTP - North 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 30/11/2023 . 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) 1.The applicant/ developer/ owner should submit the modified NOC from BWSSB before issue of Commencement Certificate.
2. The applicant/ developer/ owner should start the construction work after shifting the existing 66kv HT Line only. as per the affidavit submitted to this office.
- 2) 1.The applicant/ developer/ owner should submit the modified NOC from BWSSB before issue of Commencement Certificate..
- 3) As per the undertaking dated 01-01-2022 submitted by the Applicant / Owners / Developers the existing 66KV HT line should be shifted before starting of construction work.
- 4) 3. The Applicant / Owners / Developers should abide by the condition imposed in the modified Development Plan dated: 20-07-2019.
- 5) As per Labour department order no: KAAB-3/CWWB/CESS/Advance/CR-01/21-22 Dated: 24-02-2022, the applicant is entitled the labour cess stage by stage in five years 1st installment of Rs.5266000-00 has to be paid; the remaining amount of Rs. 45000000-00 has to be paid in another 4 yearly installments. Applicant has to submit an affidavit regarding this, shall abide by the above order by labour cess department
- 6) 1.The applicant/ developer/ owner should submit the modified NOC from BWSSB before issue of Commencement Certificate.
2. The applicant/ developer/ owner should start the construction work after shifting the existing 66kv HT Line only. as per the affidavit submitted to this office.
- 7) The applicant/ developer/ owner should submit the modified NOC from BWSSB before issue of Commencement Certificate.2. The applicant/ developer/ owner should start the construction work after shifting the existing 66kv HT Line only. as per the affidavit submitted to this office.
- 8) As per the undertaking dated 01-01-2022 submitted by the Applicant / Owners / Developers the existing 66KV HT line should be shifted before starting of construction work.
- 9) 3. The Applicant / Owners / Developers should abide by the condition imposed in the modified Development Plan dated: 20-07-2019.
- 10) As per Labour department order no: KAAB-3/CWWB/CESS/Advance/CR-01/21-22 Dated: 24-02-2022, the applicant is entitled the labour cess stage by stage in five years 1st installment of Rs.5266000-00 has to be paid; the remaining amount of Rs. 45000000-00 has to be paid in another 4 yearly installments. Applicant has to submit an affidavit regarding this, shall abide by the above order by labour cess department
- 11) 1.The applicant/ developer/ owner should submit the modified NOC from BWSSB before issue of Commencement Certificate.
2. The applicant/ developer/ owner should start the construction work after shifting the existing 66kv HT Line only. as per the affidavit submitted to this office.
- 12) 1.The applicant/ developer/ owner should submit the modified NOC from BWSSB before issue of Commencement Certificate..
- 13) As per the undertaking dated 01-01-2022 submitted by the Applicant / Owners / Developers the existing 66KV HT line should be shifted before starting of construction work.
- 14) 3. The Applicant / Owners / Developers should abide by the condition imposed in the modified Development Plan dated: 20-07-2019.
- 15) As per Labour department order no: KAAB-3/CWWB/CESS/Advance/CR-01/21-22 Dated: 24-02-2022, the applicant is entitled the labour cess stage by stage in five years 1st installment of Rs.5266000-00 has to be paid; the remaining amount of Rs. 45000000-00 has to be paid in another 4 yearly installments. Applicant has to submit an affidavit regarding this, shall abide by the above order by labour cess department
- 16) 1.The applicant/ developer/ owner should submit the modified NOC from BWSSB before issue of Commencement Certificate.



2. The applicant/ developer/ owner should start the construction work after shifting the existing 66kv HT Line only. as per the affidavit submitted to this office.

17) 1.The applicant/ developer/ owner should submit the modified NOC from BWSSB before issue of Commencement Certificate.

2. The applicant/ developer/ owner should start the construction work after shifting the existing 66kv HT Line only. as per the affidavit submitted to this office.

18) As per the undertaking dated 01-01-2022 submitted by the Applicant / Owners / Developers the existing 66KV HT line should be shifted before starting of construction work.

19) 3. The Applicant / Owners / Developers should abide by the condition imposed in the modified Development Plan dated: 20-07-2019.

20) As per Labour department order no: KAAB-3/CWWB/CESS/Advance/CR-01/21-22 Dated: 24-02-2022, the applicant is entitled the labour cess stage by stage in five years 1st installment of Rs.5266000-00 has to be paid; the remaining amount of Rs. 45000000-00 has to be paid in another 4 yearly installments. Applicant has to submit an affidavit regarding this, shall abide by the above order by labour cess department

21) 1.The applicant/ developer/ owner should submit the modified NOC from BWSSB before issue of Commencement Certificate.

2. The applicant/ developer/ owner should start the construction work after shifting the existing 66kv HT Line only. as per the affidavit submitted to this office.

22) As per the undertaking dated 01-01-2022 submitted by the Applicant / Owners / Developers the existing 66KV HT line should be shifted before starting of construction work.

23) 3. The Applicant / Owners / Developers should abide by the condition imposed in the modified Development Plan dated: 20-07-2019.

24) As per Labour department order no: KAAB-3/CWWB/CESS/Advance/CR-01/21-22 Dated: 24-02-2022, the applicant is entitled the labour cess stage by stage in five years 1st installment of Rs.5266000-00 has to be paid; the remaining amount of Rs. 45000000-00 has to be paid in another 4 yearly installments. Applicant has to submit an affidavit regarding this, shall abide by the above order by labour cess department



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.

