



**BRUHAT BENGALURU MAHANAGARA PALIKE**  
**Office of the Joint Director (Town Planning-South), N R Square, Head office Building, Annex-3**  
**Building, Bengaluru – 560002**

**Licence Sl. No. BBMP/CC/7740/23-24**

**LP.No: BBMP/Addl.Dir/JDSOUTH/0013/22-23**

**Project No.: PRJ/1063/22-23**

**BUILDING LICENCE**

The request of the Katha Holder/GPA Holder Sri / Smt / M/s. M/s. Sterling Developers Pvt.Ltd Rep by its Managing Director MR.RAMANI SASTRI dated. 03 May, 2023 to issue licence / Modified building plan approval for the construction of building at Property No./PID No. 1093/9/10/9/16 ,near Ayappaswamy Temple, Agara Village, Bengaluru,10,55, 7/2, 8/2, 9/10, 9/11, 9/12, 9/13, 9/14, 9/15, 9/16 Ward No: Ward-174 ,JDTP - South Zone under the jurisdiction of Bruhat Bengaluru Mahanagara Palike has been accepted by the CHIEF COMMISSIONER TUSHAR GIRI NATH IAS ,BBMP on Date. 12 July, 2023.

The prescribed fee for Modified Building Plan Sanction as intimated vide revised demand notice dated. 12 July, 2023 is remitted by the applicant amounting to Rs. 10707774 by Net banking/Credit Card/Debit Card on Receipt Number. BBMP/EoDB/RC/9360/22-23 on Date 21 June, 2022, BBMP/EoDB/RC/15492/23-24 on Date 28 August, 2023, towards CANARA BANK, BBMP Branch A/C No. 8401132000014. Further Labour Cess Amount of Rs. 2907339 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/15490/23-24 Dated 28 August, 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 19,051.93 Sq.m.

Sl.no.	Building / Block Details	Building Use	Total No. of floors	Tenements	Height (m)	Total Built-up area (sq.m.)
1	BLOCK 4 (WING 1)	/Residential	2Basement + 1Ground + 13	48	42	38837.22
2	BLOCK 5 (WING 5)	/Residential	1Ground + 11	46	36.2	8035.26
3	BLOCK 3 WING 2 (BLOCK 2 WING 3 BLOCK 1 WING 4)	/Residential	1Ground + 12	179	41.8	41312.44

**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 M/s. Sterling Developers Pvt.Ltd Rep by its Managing Director MR.RAMANI SASTRI  
#701, Sterling Orchards 217 5th cross, RMV Extension, Sadashivanagar, Bangalore North



Digitally signed by GOVINDARAJU B G  
Date: 17 Oct 2023 14:19:16  
Project No.:PRJ/1063/22-23IN  
Organization :Bruhat Bengaluru Mahanagara Palike  
Designation :Joint Director Town Planning (JDTP)  
FileNo.:BBMP/Addl.Dir/JDSOUTH/0013/22-23

Housiey.com



**Bruhat Bengaluru**

Digitally signed by GOVINDARAJU B G  
Date: 17 Oct 2023 14:19:16  
Project No.:PRJ/1063/22-23IN  
Organization :Bruhat Bengaluru Mahanagara Palike  
Designation :Joint Director Town Planning (JOTP)  
FileNo.:BBMP/Addl.Dir/JDSOUTH/0013/22-23



ಪರವಾನಗಿ ಕ್ರಮ ಸಂಖ್ಯೆ: BBMP/CC/7740/23-24

ಎಲ್.ಆರ್.ಎಸ್.ಸಂಖ್ಯೆ: BBMP/Addl.  
Dir/JDSOUTH/0013/22-23

ಕಟ್ಟಡ ಪರವಾನಗಿ ಪತ್ರ

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ವ್ಯಾಪ್ತಿಯಲ್ಲಿರುವ JDTP - South ವಲಯದಲ್ಲಿರುವ ವಾಡ್ ಸಂಖ್ಯೆ Ward-174 ರಲ್ಲಿರುವ ಆಸ್ತಿ ಸಂಖ್ಯೆ / ಪಿಎಡಿ ಸಂಖ್ಯೆ Ring III-Areas coming beyond the Outer Ring Road and within the LPA, 318-Begur, 10,55, 7/2, 8/2, 9/10, 9/11, 9/12, 9/13, 9/14, 9/15, 9/16, 10,55, 7/2, 8/2, 9/10, 9/11, 9/12, 9/13, 9/14, 9/15, 9/16, near Ayappaswamy Temple, Agara Village, Bengaluru ವಿಳಾಸದ ಸ್ಥಾನ ಶಾತ್ಮಕ ಪತ್ರ / ಜಿ.ಪಿ.ಎ. ದಾರಾದ M/s. Sterling Developers Pvt.Ltd Rep by its Managing Director MR.RAMANI SASTRI ರವರು ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ದಿನಾಂಕ: 03 May, 2023 ರಂದು ಸಲ್ಲಿಸಿರುವ ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಕೋರಿಕೆಯು CHIEF COMMISSIONER TUSHAR GIRI NATH IAS 'ವರಿಂದ ದಿನಾಂಕ: 12 July, 2023 ರಂದು ಅಂಗೀಕರಿಸಲಬ್ಬಿರುತ್ತದೆ.

ತರುವಾಯ ಕಟ್ಟಡ ಪರವಾನಗಿ ನೀಡುವ ಸಂಬಂಧ ದಿನಾಂಕ 12 July, 2023 ರ ಪಾಲಿಕೆಯ ಸಮಸಂಖ್ಯೆ: revise ಶುಲ್ಕ ಪಾವತಿ ತಿಳುವಳಿಕೆಯಂತೆ ವಿವಿಧ ಶುಲ್ಕಗಳ ಬಂಧು ಮೊತ್ತ ರೂ. 10707774 ಗಳನ್ನು Net banking/Credit Card/Debit on Receipt Number ಸಂಖ್ಯೆ:

BBMP/EoDB/RC/9360/22-23 on Date 21 June, 2022, BBMP/EoDB/RC/15492/23-24 on Date 28 August, 2023, ರಂತೆ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಬಿಬಿಎಂಪಿ ಶಾಖೆ ಶಾತ್ಮಕ ಸಂಖ್ಯೆ: 8401132000014 ಗೆ ಅರ್ಜಿದಾರರಿಂದ ಸಂದಾಯ ಮಾಡಲಬ್ಬಿರುತ್ತದೆ ಹಾಗೂ ಕಾರ್ಮಿಕ ಕಲ್ಯಾಣ ನಿಧಿಯ ಕರವನ್ನು Net banking/Credit Card/Debit/NEFT/RTGS on Receipt Number

BBMP/EoDB/RC/15490/23-24 Dated 28 August, 2023 ಮುಕಾಂತರ ರೂ: 2907339 ಗಳನ್ನು ಕಟ್ಟಡ ಮತ್ತು ಇತರೆ ನಿರ್ಮಾಣ ಕಾರ್ಮಿಕ ಮಂಡಳಿ ರವರ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಹೊಂಬೇಗೌಡ ನಗರ ಶಾಖೆ ಶಾತ್ಮಕ ಸಂಖ್ಯೆ: 1371101079786 ಗೆ ಸಂದಾಯ ಮಾಡಲಬ್ಬಿರುತ್ತದೆ.

ನಿವೇಶನದ ವಿಸ್ತೀರ್ಣ 19,051.93 ಚ.ಮೀ.

ಕ್ರಸಂ.	ಕಟ್ಟಡದ / ಬ್ಲಾಕ್‌ಗಳ ವಿವರ	ಕಟ್ಟಡದ / ಬ್ಲಾಕ್ ಉಪಯೋಗ	ಅಂತಸ್ತುಗಳು ವಿವರ	ಬಂಧು ಫೋಟೋಗಳು	ಕಟ್ಟಡದ ಎತ್ತರ (ಮೀ.ಗಳಲ್ಲಿ)	ಕಟ್ಟಡದ ಬಂಧು ನಿರ್ಮಾಣ ವಿಸ್ತೀರ್ಣ (ಚ.ಮೀ ಗಳಲ್ಲಿ)
1	BLOCK 4 (WING 1)	Residential	2Basement + 1Ground + 13	48	42	38837.22
2	BLOCK 5 (WING 5)	Residential	1Ground + 11	46	36.2	8035.26
3	BLOCK 3 WING 2 (BLOCK 2 WING 3 BLOCK 1 WING 4)	Residential	1Ground + 12	179	41.8	41312.44

ಮೇಲ್ಮಂದಂತೆ ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ಇದೆಲೋಂದಿಗೆ ನೀಡಿರುವ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಡಿಸಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣಕ್ಕೆ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯೋಂದಿಗೆ ಪರವಾನಗಿ ನೀಡಲಾಗಿದೆ.

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

ಉಗತ್ತುಗಳು:- 1) ಮಂಜೂರಾತಿ ಷರತ್ತುಗಳು



2) ಕಟ್ಟಡ ನಾಮಗಳು

ರವರಿಗೆ,

ಶ್ರೀ / ಶ್ರೀಮತಿ / ಮೀ || M/s. Sterling Developers Pvt.Ltd Rep by its Managing Director MR.RAMANI SASTRI  
#701, Sterling Orchards 217 5th cross, RMV Extension, Sadashivanagar, Bangalore North 560090

Housiey.com



Digitally signed by GOVINDARAJU B G  
Date: 17 Oct 2023 14:19:16  
Project No.:PRJ/1063/22-23IN  
Organization :Bruhat Bengaluru Mahanagara Palike  
Designation :Joint Director Town Planning (JOTP)  
FileNo.:BBMP/Addl.Dir/JDSOUTH/0013/22-23

Bruhat Bengaluru

**This Plan Sanction is issued subject to the following conditions**

Sanction is accorded for the **Residential -MultiDwelling Units** Building at Property No./PID No. 1093/9/10/9/16, Locality : near Ayappaswamy Temple, Agara Village, Bengaluru, SurveyNo : 10,55, 7/2, 8/2, 9/10, 9/11, 9/12, 9/13, 9/14, 9/15, 9/16, Ward No : Ward-174, Zone : JDTP - South Zone, Bangalore.

Sanction is accorded for **Residential -MultiDwelling Units** 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 16/11/2023 . 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.

Housiey.com



Digitally signed by GOVINDARAJU B G  
Date: 17 Oct 2023 14:19:16  
Project No.:PRJ/1063/22-23IN  
Organization :Bruhat Bengaluru Mahanagara Palike  
Designation :Joint Director Town Planning (JDTP)  
FileNo.:BBMP/Addl.Dir/JDSOUTH/0013/22-23

**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.



Digitally signed by GOVINDARAJU B G  
Date: 17 Oct 2023 14:19:16  
Project No.:PRJ/1063/22-23/N  
Organization :Bruhat Bengaluru Mahanagara Palike  
Designation :Joint Director Town Planning (JOTP)  
FileNo.:BBMP/Addl.Dir/JDSOUTH/0013/22-23