



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/14769/23-24

LP.No: BBMP/Addl.Dir/JDNORTH/0082/23-24

Project No.: PRJ/9548/23-24

BUILDING LICENCE

The request of the Katha Holder/GPA Holder Sri / Smt / M/s. M/S VASWANIESTATES DEVELOPERS PVT. LTD AND AJIT THANDUR dated. 17 February, 2024 to issue licence / building plan approval for the construction of building at Property No./PID No. KATHA NO. 170, ,KATHA NO. 170, PATTANDURAGRAHARA VILLAGE, K R PURAM HOBLI, WARD NO. 82, BENGALURU EAST BENGALURU,SY NO. 81, 82/1(P), 82/2, 82/3, 83/1, 83/2, 83/3, 84/1, Ward No: Ward -082 ,JDTP - North Zone under the jurisdiction of Bruhat Bengaluru Mahanagara Palike has been accepted by the CHIEF COMMISSIONER ,BBMP on Date. 27 March, 2024.

The prescribed fee for Building Plan Sanction as intimated vide revised demand notice dated. 27 March, 2024 is remitted by the applicant amounting to Rs. 5843996 by Net banking/Credit Card/Debit Card on Receipt Number. BBMP/EoDB/RC/26076/23-24 on Date 28 November, 2023, BBMP/EoDB/RC/41394/23-24 on Date 28 March, 2024, 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/41371/23-24 Dated 28 March, 2024 towards Canara Bank, Hombegowda Nagar A/C No:1371101079786

Approval for Building Plans is hereby accorded subject to the conditions annexed, for the construction of building/s detailed below in the Site Area 20,307.70 Sq.m.

Sl.no.	Building / Block Details	Building Use	Total No. of floors	Tenements	Height (m)	Total Built-up area (sq.m.)
1	A (RESIDENTIAL)	/Residential	2Basement + 1Ground + 23	269	77.35	73567.03

Permission is hereby accorded under Section 240 and 240(A) of BBMP Act 2020 for the New (FRESH 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



**Bruhat Bengaluru
Mahanagara Palike**

To,

M/s, Sri M/S VASWANI ESTATES DEVELOPERS PVT. LTD AND AJIT THANDUR

Vaswani Victoria 30, Victoria Road Bengaluru Vaswani Victoria 30, Victoria Road Bengaluru 560047

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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/14769/23-24

ಎಲ್.ಆರ್.ಸಂಖ್ಯೆ: BBMP/Addl.
Dir/JDNORTH/0082/23-24

ಕಟ್ಟಡ ಪರವಾನಗಿ ಪತ್ರ

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ವ್ಯಾಪ್ತಿಯಲ್ಲಿರುವ JDTP - North ವಲಯದಲ್ಲಿರುವ ವಾಡ್ ಸಂಖ್ಯೆ Ward-082 ರಲ್ಲಿರುವ ಆಸ್ತಿ ಸಂಖ್ಯೆ / ಪಿಎಡಿ ಸಂಖ್ಯೆ Ring III-Areas coming beyond the Outer Ring Road and within the LPA, 315-Whitefiled, KATHA NO. 170,, SY NO. 81, 82/1(P), 82/2, 82/3, 83/1, 83/2, 83/3, 84/1,, KATHA NO. 170, PATTANDUR AGRAHARA VILLAGE, K R PURAM HOBLI, WARD NO. 82, BENGALURU EAST BENGALURU ಎಲಾಸದ ಸ್ವತ್ತಿನ ಖಾತೆದಾರರಾದ / ಜಿ.ಆರ್.ಆರ್.ದಾರರಾದ M/S VASWANI ESTATES DEVELOPERS PVT. LTD AND AJIT THANDUR ರವರು ಕಟ್ಟಡ ನಿರ್ಮಾಣ ದಿನಾಂಕ: 17 February, 2024 ರಂದು ಸಲ್ಲಿಸಿರುವ ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಕೋರಿಕೆಯು CHIEF COMMISSIONER 'ವರಿಂದ ದಿನಾಂಕ: 27 March, 2024 ರಂದು ಅಂಗೀಕರಿಸಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ತರುವಾಯ ಕಟ್ಟಡ ಪರವಾನಗಿ ನೀಡುವ ಸಂಬಂಧ ದಿನಾಂಕ 27 March, 2024 ರ ಪಾಲಿಕೆಯ ಸಮಸಂಖ್ಯೆreviseಜ ಶುಲ್ಕ ಪಾವತಿ ತಿಳುವಳಿಕೆಯಂತೆ ವಿವಿಧ ಶುಲ್ಕಗಳ ಬಳ್ಳಾ ಮೊತ್ತ ರೂ. 5843996 ಗಳನ್ನು Net banking/Credit Card/Debit on Receipt Number ಸಂಖ್ಯೆ: BBMP/EoDB/RC/26076/23-24 on Date 28 November, 2023, BBMP/EoDB/RC/41394/23-24 on Date 28 March, 2024, ರಂತೆ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಬಿಬಿಎಂಪಿ ಶಾಖೆ ಖಾತಾ ಸಂಖ್ಯೆ: 8401132000014 ಗೆ ಅಜ್ಞಾದಾರರಿಂದ ಸಂದಾಯ ಮಾಡಲ್ಪಟ್ಟಿರುತ್ತದೆ ಹಾಗೂ ಕಾರ್ಮಿಕ ಕಾರ್ಯಕ್ರಮ ನಿರ್ದಿಷ್ಟ ಕರವನ್ನು Net banking/Credit Card/Debit/NEFT/RTGS on Receipt Number BBMP/EoDB/RC/41371/23-24 Dated 28 March, 2024 ಮುಕಾಂತರ ರೂ: 1000 ಗಳನ್ನು ಕಟ್ಟಡ ಮತ್ತು ಇತರೆ ನಿರ್ಮಾಣ ಕಾರ್ಮಿಕ ಮಂಡಳಿ ರವರ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಹೊಂಬೇಗೌಡ ನಗರ ಶಾಖೆ ಖಾತೆ ಸಂಖ್ಯೆ: 1371101079786 ಗೆ ಸಂದಾಯ ಮಾಡಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ನಿವೇಶನದ ವಿಸ್ತೀರ್ಣ 20,307.70 ಚ.ಮೀ.

ಕ್ರಸಂ.	ಕಟ್ಟಡದ / ಬ್ಲಾಕ್/ಗಳ ವಿವರ	ಕಟ್ಟಡದ/ ಬ್ಲಾಕ್/ ಗ್ಲಾಪಯೋಗ	ಅಂತಸ್ತುಗಳು ವಿವರ	ಒಟ್ಟು ಫಟಕಗಳು	ಕಟ್ಟಡದ ಎತ್ತರ (ಮೀ.ಗಳಲ್ಲಿ)	ಕಟ್ಟಡದ ಒಟ್ಟು ನಿರ್ಮಾಣ ವಿಸ್ತೀರ್ಣ (ಚ.ಮೀ ಗಳಲ್ಲಿ)
1	A (RESIDENTIAL)	Residential	2Basement + 1Ground + 23	269	77.35	73567.03

ಮೇಲ್ಮೊಂದಂತೆ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಇದರೊಂದಿಗೆ ನೀಡಿರುವ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಡಿಸಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣಕ್ಕೆ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯೊಂದಿಗೆ ಪರವಾನಗಿ ನೀಡಲಾಗಿದೆ.

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

ಉಗತ್ತುಗಳು:– 1) ಮಂಜೂರಾತಿ ಷರತ್ತುಗಳು



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2) ಕಟ್ಟಡ ನಾಮಗಳು

ರವರಿಗೆ,

ಶ್ರೀ / ಶ್ರೀಮತಿ / ಮೀ || M/S VASWANI ESTATES DEVELOPERS PVT. LTD AND AJIT THANDUR
Vaswani Victoria 30, Victoria Road Bengaluru Vaswani Victoria 30, Victoria Road Bengaluru 560047

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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. KATHA NO. 170,, Locality : KATHA NO. 170, PATTANDUR AGRAHARA VILLAGE, K R PURAM HOBLI, WARD NO. 82, BENGALURU EAST BENGALURU, SurveyNo : SY NO. 81, 82/1(P), 82/2, 82/3, 83/1, 83/2, 83/3, 84/1,, Ward No : Ward-082, 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 02/05/2024 . 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 clearance certificate from Labour department for the Labour Cess Fee before issue os Occupancy Certificate
- 2) The Applicant should submit the NOC from KSPCB (CFE) within 6 months or when the KSPCB starts issuing NOC whichever is earlier.
- 3) The Applicant should abide by the condition imposed in the Commencement Certificate (Change of Land Use).
- 4) The Applicant should abide to the order of final judgement of W.P. No: 8044/2024 in connection to the fee payments.

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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.

