



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/13791/23-24

LP.No: BBMP/Addl.Dir/JDNORTH/0076/22-23

Project No.: PRJ/8983/22-23

BUILDING LICENCE

The request of the Katha Holder/GPA Holder Sri / Smt / M/s. M/s. Pride & Expert Properties Pvt. Ltd. (owner) rep by its Director & authorized signatory Sri. B. R. Ravindra dated. 06 November, 2023 to issue licence / building plan approval for the construction of building at Property No./PID No. 275/222 ,BATTARAHALLI,21/1 Ward No: Ward-052 ,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. 20 February, 2024.

The prescribed fee for Building Plan Sanction as intimated vide revised demand notice dated. 20 February, 2024 is remitted by the applicant amounting to Rs. 5007209 by Net banking/Credit Card/Debit Card on Receipt Number. BBMP/EoDB/RC/26184/22-23 on Date 25 November, 2022, BBMP/EoDB/RC/37692/23-24 on Date 27 February, 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/37616/23-24 Dated 26 February, 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 9,695.62 Sq.m.

Sl.no.	Building / Block Details	Building Use	Total No. of floors	Tenements	Height (m)	Total Built-up area (sq.m.)
1	TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	/Residential	2Basement + 1Ground + 18	142	59.25	33435.69
2	TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	/Residential	1Ground + 18	70	59.25	14838.07

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. Pride & Expert Properties Pvt. Ltd. (owner) rep by its Director & authorized signatory Sri. B. R. Ravindra
901, 9th FLOOR, PRIDE HULKUL, 116, LALBAGH ROAD, BANGALORE 560027 560082

Housiey.com



**Bruhat Bengaluru
Mahanagara Palike**



ಪರವಾನಗಿ ಕ್ರಮ ಸಂಖ್ಯೆ: BBMP/CC/13791/23-24

ಎಲ್.ಆರ್.ಎಸ್.ಸಂಖ್ಯೆ: BBMP/Addl.
Dir/JDNORTH/0076/22-23

ಕಟ್ಟಡ ಪರವಾನಗಿ ಪತ್ರ

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ವ್ಯಾಪ್ತಿಯಲ್ಲಿರುವ JDTP - North ವಲಯದಲ್ಲಿರುವ ವಾಡ್ ಸಂಖ್ಯೆ Ward-052 ರಲ್ಲಿರುವ ಆಸ್ತಿ ಸಂಖ್ಯೆ / ಪಿಎಡಿ ಸಂಖ್ಯೆ Ring III-Areas coming beyond the Outer Ring Road and within the LPA, 311-Horamavu, 275, 21/1, BATTARAHALLI ವಿಳಾಸದ ಸ್ಥಿತಿನ ಖಾತೆದಾರರಾದ / ಜಿ.ಪಿ.ಎ.ದಾರರಾದ M/s. Pride & Expert Properties Pvt. Ltd. (owner) rep by its Director & authorized signatory Sri. B. R. Ravindra ರವರು ಕಟ್ಟಡ ನಿರ್ಮಾಣ ದಿನಾಂಕ: 06 November, 2023 ರಂದು ಸಲ್ಲಿಸಿರುವ ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಕೋರಿಕೆಯು CHIEF COMMISSIONER TUSHAR GIRI NATH IAS ಪರಿಂದ ದಿನಾಂಕ: 20 February, 2024 ರಂದು ಅಂಗೀಕರಿಸಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ತರುವಾಯ ಕಟ್ಟಡ ಪರವಾನಗಿ ನೀಡುವ ಸಂಬಂಧ ದಿನಾಂಕ 20 February, 2024 ರ ಪಾಲಿಕೆಯ ಸಮಸಂಖ್ಯೆ:reviseಜ ಶುಲ್ಕ ಪಾವತಿ ತಿಳುವಳಿಕೆಯಂತೆ ವಿವಿಧ ಶುಲ್ಕಗಳ ಒಟ್ಟು ಮೊತ್ತ ರೂ. 5007209 ಗಳನ್ನು Net banking/Credit Card/Debit on Receipt Number ಸಂಖ್ಯೆ: BBMP/EoDB/RC/26184/22-23 on Date 25 November, 2022, BBMP/EoDB/RC/37692/23-24 on Date 27 February, 2024, ರಂತೆ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಬಿಬಿವಂಪಿ ಶಾಖೆ ಖಾತಾ ಸಂಖ್ಯೆ: 8401132000014 ಗೆ ಅಜ್ಞಾದಾರರಿಂದ ಸಂದಾಯ ಮಾಡಲಬ್ಬಿರುತ್ತದೆ ಹಾಗೂ ಕಾರ್ಮಿಕ ಕಲ್ಯಾಣ ನಿರ್ದಿಯ ಕರವನ್ನು Net banking/Credit Card/Debit/NEFT/RTGS on Receipt Number BBMP/EoDB/RC/37616/23-24 Dated 26 February, 2024 ಮುಕಾಂತರ ರೂ: 1000 ಗಳನ್ನು ಕಟ್ಟಡ ಮತ್ತು ಇತರೆ ನಿರ್ಮಾಣ ಕಾರ್ಮಿಕ ಮಂಡಳಿ ರವರ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಹೊಂಬೇಗೌಡ ನಗರ ಶಾಖೆ ಖಾತೆ ಸಂಖ್ಯೆ: 1371101079786 ಗೆ ಸಂದಾಯ ಮಾಡಲಬ್ಬಿರುತ್ತದೆ.

ನಿವೇಶನದ ವಿಸ್ತೀರ್ಣ 9,695.62 ಚ.ಮೀ.

ಕ್ರಸಂ.	ಕಟ್ಟಡದ / ಬ್ಲಾಕ್ ಎಂಬ ವಿವರ	ಕಟ್ಟಡದ / ಬ್ಲಾಕ್ ಉಪಯೋಗ	ಅಂತಸ್ತುಗಳು ಎಂಬ	ಒಟ್ಟು ಘಟಕಗಳು	ಕಟ್ಟಡದ ಎತ್ತರ (ಮೀ.ಗಳಲ್ಲಿ)	ಕಟ್ಟಡದ ಒಟ್ಟು ನಿರ್ಮಾಣ ವಿಸ್ತೀರ್ಣ (ಚ.ಮೀ ಗಳಲ್ಲಿ)
1	TOWER A AND B (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	2Basement + 1Ground + 18	142	59.25	33435.69
2	TOWER C (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	1Ground + 18	70	59.25	14838.07

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

ಕನಾಂಡಕ ಮಹಾನಗರ ಪಾಲಿಕೆ ಕಾಯ್ದೆ 1976 ರ ಅಧಿನಿಯಮ 301 ರಲ್ಲಿ ಪ್ರದತ್ತವಾದ ಅಧಿಕಾರದಡಿ, **New (FRESH PLAN SANCTION)** ಮಾಡಲು ಈ ದಿನಾಂಕದಿಂದ ಎರಡು ವರ್ಷಗಳ ಅವಧಿಯ ಮಾನ್ಯತೆಗೆ ಒಳಪಡಿಸಿ, ಮಂಜೂರು ಮಾಡಿ ತಡಕೆಗೊಳಿಸಿರುವ ಕಟ್ಟಡ ನಕ್ಷೆಗಳು ಮತ್ತು ಷರತ್ತುಗಳಿಗೆ ಒಳಪಡಿಸಿ ಕಟ್ಟಡ ಪರವಾನಗಿ ಮಂಜೂರು ಮಾಡಲಬ್ಬಿದೆ. ಮಂಜೂರಾದ ನಕ್ಷೆಗಳ ಮತ್ತು ಪ್ರತಿಬಂಧದೇ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿರುವುದು



ಕಂಡು ಬಂದರೆ ಕನಾಕಟಕ ಮಹಾನಗರ ಪಾಲಿಕೆಗಳ ಕಾಯ್ದೆ 1976 ರ 321 & 462 ನೇ ವಿಧಿಗಳಂತೆ ಕ್ರಮ ಜರುಗಿಸಲಾಗುವುದು.

ಲಗತ್ತುಗಳು:- 1) ಮಂಜೂರಾತಿ ಷರತ್ತುಗಳು

2) ಕಟ್ಟಡ ನ್ಯಾಕೆಗಳು

ರವರಿಗೆ,

ಶ್ರೀ / ಶ್ರೀಮತಿ / ಮೀ || M/s. Pride & Expert Properties Pvt. Ltd. (owner) rep by its Director & authorized signatory Sri. B. R. Ravindra
901, 9th FLOOR, PRIDE HULKUL, 116, LALBAGH ROAD, BANGALORE 560027 560082

Housiey.com



Bruhat Bengaluru
Mahanagara Palike

This Plan Sanction is issued subject to the following conditions

Sanction is accorded for the **Residential -Apartment** Building at Property No./PID No. 275/222, Locality : BATTARAHALLI, SurveyNo : 21/1, Ward No : Ward-052, 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 27/04/2024 . 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) 1.The applicant has to relinquish the road widening area to the authority before issue of building license & plan. 2.The applicant has to submit the Modified NOC from BWSSB before issue of Building Plan & License.

Housiey.com



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.

