



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/4081/24-25

LP.No: BBMP/Addl.Dir/JDNORTH/0123/23-24

Project No.: PRJ/14363/23-24

BUILDING LICENCE

The request of the Katha Holder/GPA Holder Sri / Smt / M/s. M/s. Total Environment Building Systems Pvt. Ltd dated. 22 May, 2024 to issue licence / building plan approval for the construction of building at Property No./PID No. KATHA NO.937/6/2,6/1, 7/2, ,KATHA NO.937/6/2,6/1, 7/2, SY NO. 6/2, 6/1, 7/2, GASHTIKEMPANAHALLI VILLAGE, YALAHANKAHOBBLI, BENGALU, SY NO. 6/2, 6/1, 7/2 Ward No: Ward-005 ,JDTP - North Zone under the jurisdiction of Bruhat Bengaluru Mahanagara Palike has been accepted by the CHIEF COMMISSIONER ,BBMP on Date. 31 May, 2024.

The prescribed fee for Building Plan Sanction as intimated vide demand notice dated. 31 May, 2024 is remitted by the applicant amounting to Rs. 56322991 by Net banking/Credit Card/Debit Card on Receipt Number. BBMP/EoDB/RC/39078/23-24 on Date 08 March, 2024, BBMP/EoDB/RC/6657/24-25 on Date 06 June, 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/9487/24-25 Dated 01 July, 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 71,932.87 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 BUILDING) | /Residential | 2Basement + 1Ground + 16 | 676 | 52.8 | 206957.66 |

Permission is hereby accorded under Section 15 of KTCP Act 1961, 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**

To,



M/s, Sri M/s. Total Environment Building Systems Pvt. Ltd
Imagine #78, ITPL Main Road, EPIPZone, Whitefield, Bengaluru-560066 560066

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**Bruhat Bengaluru
Mahanagara Palike**



ಪರವಾನಗಿ ಕ್ರಮ ಸಂಖ್ಯೆ: BBMP/CC/4081/24-25

ಎಲ್.ಆರ್.ಎಸ್.ಸಂಖ್ಯೆ: BBMP/Addl.
Dir/JDNORTH/0123/23-24

ಕಟ್ಟಡ ಪರವಾನಗಿ ಪತ್ರ

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ವ್ಯಾಪ್ತಿಯಲ್ಲಿರುವ JDTP - North ವಲಯದಲ್ಲಿರುವ ವಾಡ್ ಸಂಖ್ಯೆ Ward-005 ರಲ್ಲಿರುವ ಆಸ್ತಿ ಸಂಖ್ಯೆ / ಪಿಎಡಿ ಸಂಖ್ಯೆ Ring III-Areas coming beyond the Outer Ring Road and within the LPA, 309-Tanisandra, KATHA NO.937/6/2,6/1, 7/2,, SY NO. 6/2, 6/1, 7/2, KATHA NO.937/6/2,6/1, 7/2, SY NO. 6/2, 6/1, 7/2, GASHTIKEMPANAHALLI VILLAGE, YALAHANKAHOBLI, BENGALU ವಿಳಾಸದ ಸ್ಥಾನ ಖಾತೆದಾರರಾದ / ಜಿ.ಪಿ.ಎ. ದಾರರಾದ M/s. Total Environment Building Systems Pvt. Ltd ರವರು ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ದಿನಾಂಕ: 22 May, 2024 ರಂದು ಸಲ್ಲಿಸಿರುವ ಕಟ್ಟಡ ನಷ್ಟೆ ಮಂಜೂರಾತಿ ಕೋರಿಕೆಯು CHIEF COMMISSIONER 'ವರಿಂದ ದಿನಾಂಕ: 31 May, 2024 ರಂದು ಅಂಗೀಕರಿಸಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ತರುವಾಯ ಕಟ್ಟಡ ಪರವಾನಗಿ ನೀಡುವ ಸಂಬಂಧ ದಿನಾಂಕ 31 May, 2024 ರ ಪಾಲಿಕೆಯ ಸಮಸಂಖ್ಯೆ demand ಶುಲ್ಕ ಪಾವತಿ ತಿಳುವಳಿಕೆಯಂತೆ ವಿವಿಧ ಶುಲ್ಕಗಳ ಒಟ್ಟು ಮೊತ್ತ ರೂ. 56322991 ಗಳನ್ನು Net banking/Credit Card/Debit on Receipt Number ಸಂಖ್ಯೆ: BBMP/EoDB/RC/39078/23-24 on Date 08 March, 2024, BBMP/EoDB/RC/6657/24-25 on Date 06 June, 2024, ರಂತೆ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಬಿಬಿಎಂಪಿ ಶಾಖೆ ಖಾತಾ ಸಂಖ್ಯೆ: 8401132000014 ಗೆ ಅಜ್ಞಾದಾರರಿಂದ ಸಂದಾಯ ಮಾಡಲ್ಪಟ್ಟಿರುತ್ತದೆ ಹಾಗೂ ಕಾರ್ಮಿಕರ ಕಲ್ಯಾಣ ನಿರ್ಧಿಯ ಕರವನ್ನು Net banking/Credit Card/Debit/NEFT/RTGS on Receipt Number BBMP/EoDB/RC/9487/24-25 Dated 01 July, 2024 ಮುಕಾಂತರ ರೂ: 1000 ಗಳನ್ನು ಕಟ್ಟಡ ಮತ್ತು ಇತರೆ ನಿರ್ಮಾಣ ಕಾರ್ಮಿಕರ ಮಂಡಳಿ ರವರ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಹೊಂಬೇಗೌಡ ನಗರ ಶಾಖೆ ಖಾತೆ ಸಂಖ್ಯೆ: 1371101079786 ಗೆ ಸಂದಾಯ ಮಾಡಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ನಿವೇಶನದ ವಿಸ್ತೀರ್ಣ 71,932.87 ಚ.ಮೀ.

| ಕ್ರಸೆಂ. | ಕಟ್ಟಡದ / ಬ್ಲ್ಯಾಕ್‌ಗಳ ವಿವರ | ಕಟ್ಟಡದ/ ಬ್ಲ್ಯಾಕ್ ಉಪಯೋಗ | ಅಂತಸ್ತುಗಳು ವಿವರ | ಒಟ್ಟು ಫೆಟಕಗಳು | ಕಟ್ಟಡದ ಎತ್ತರ (ಮೀ.ಗಳಲ್ಲಿ) | ಕಟ್ಟಡದ ಒಟ್ಟು ನಿರ್ಮಾಣ ವಿಸ್ತೀರ್ಣ (ಚ.ಮೀ ಗಳಲ್ಲಿ) |
|---------|---------------------------|------------------------|--------------------------|---------------|--------------------------|--|
| 1 | A (RESIDENTIAL BUILDING) | Residential | 2Basement + 1Ground + 16 | 676 | 52.8 | 206957.66 |

ಮೇಲ್ಮೊಂದಂತೆ ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ಇದರೊಂದಿಗೆ ನೀಡಿರುವ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಡಿಸಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣಕ್ಕೆ ನಷ್ಟೆ ಮಂಜೂರಾತಿಯೋಂದಿಗೆ ಪರವಾನಗಿ ನೀಡಲಾಗಿದೆ.

ಸದರಿ ಕಟ್ಟಡದ ಮಂಜೂರಾತಿ ಅನುಮೋದನೆಯನ್ನು ಕನಾರ್ಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961 ರ ಕಲಂ 15 ರಡಿಯಲ್ಲಿ ಬಿ.ಬಿ.ಎಂ.ಪಿ ಕಾಯ್ದೆ ಕಲಂ 240 ಮತ್ತು 240 A ರಸ್ತೆಯ ನೀಡಲಾಗಿದೆ. ಈ ಅನುಮೋದನೆ / ಮಂಜೂರಾತಿಯು ಇದರೊಂದಿಗೆ ಲಗತ್ತಿಸಿರುವ ಕಟ್ಟಡದ ನಕ್ಷೆಯಲ್ಲಿ ನಮೂದಿಸಿರುವ ಷರತ್ತಿಗೊಳಪಟ್ಟಿದೆ. ಈ **New (FRESH PLAN SANCTION)** ಅನುಮೋದನೆಯು ಇಂದಿನಿಂದ ಎರಡು ವರ್ಷಗಳಿಗೆ ಮಾತ್ರ ಮಾನ್ಯವಾಗಿರುತ್ತದೆ.

ಲಗತ್ತುಗಳು:- 1) ಮಂಜೂರಾತಿ ಷರತ್ತುಗಳು



ರವರಿಗೆ,

ಶ್ರೀ / ಶ್ರೀಮತಿ / ಮೀ || M/s. Total Environment Building Systems Pvt. Ltd

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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.937/6/2,6/1, 7/2,, Locality : KATHA NO.937/6/2,6/1, 7/2, SY NO. 6/2, 6/1, 7/2, GASHTIKEMPANAHALLI VILLAGE, YALAHANKAHOBELI, BENGALU, SurveyNo : SY NO. 6/2, 6/1, 7/2, Ward No : Ward-005, 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 31/07/2024 . 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 Jakkuru Flying Training School NOC within 30 days from the date of this sanction plan
- 2) The Applicant should abide to the Interim Order and Final Order of Honorable High Court vide WP No. 7252/2024 with respect to the construction of Building in the proposed property.
- 3) The applicant should submit clearance certificate from labour Department towards the payment of Labour Cess before obtaining Occupancy Certificate

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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.

