



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/14067/24-25

LP.No: BBMP/Addl.Dir/JDNORTH/0095/24-25

Project No.: PRJ/9501/24-25

BUILDING LICENCE

The request of the Katha Holder/GPA Holder Sri / Smt / M/s. M/S ABHEE VENTURES PVT LTD REP BY MANAGING DIRECTOR R. NAGARAJA REDDY GPA HOLDER CUM KATHA HOLDER RAJAPPA, NAGARAJ REDDY, M/S ECO LIFE DEVELOPERS, NARAYANA SWAMY, D MANJUNATH AND OTHERS dated. 18 December, 2024 to issue licence / building plan approval for the construction of building at Property No./PID No. 70 ,Gunjur village, Varthur Hobli, Bangalore East Taluk,58/1,58/2,58/3,58/4,58/5,58/6,58/7,58/9,58/12,58/13,302/2,302/3A1(new no. 302/7),302/3A2,302/5 & 302/6 Ward No: Ward-149 ,JDTP - North Zone under the jurisdiction of Bruhat Bengaluru Mahanagara Palike has been accepted by the CHIEF COMMISSIONER ,BBMP on Date. 30 January, 2025.

The prescribed fee for Building Plan Sanction as intimated vide revised demand notice dated. 30 January, 2025 is remitted by the applicant amounting to Rs. 17348727 by Net banking/Credit Card/Debit Card on Receipt Number. BBMP/EoDB/RC/25994/24-25 on Date 02 December, 2024, BBMP/EoDB/RC/31584/24-25 on Date 30 January, 2025, 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/31583/24-25 Dated 30 January, 2025 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 49,320.65 Sq.m.

Sl.no.	Building / Block Details	Building Use	Total No. of floors	Tenements	Height (m)	Total Built-up area (sq.m.)
1	TOWER 1 (RESIDENTIAL BUILDING)	/Residential	1Ground + 31	254	96.45	36932.27
2	TOWER 2 (RESIDENTIAL BUILDING)	/Residential	1Ground + 31	254	96.45	36916.16
3	AMENITY TOWER (AMENITY BUILDING)	/Residential	1Ground + 3	0	14.95	2549.3
4	TOWER 3 (RESIDENTIAL BUILDING)	/Residential	1Ground + 32	262	99.45	38400.19
5	EWS TOWER (RESIDENTIAL BUILDING)	/Residential	3Basement + 1Ground + 20	121	63.45	52298.63
6	PRESIDENTIAL TOWER (RESIDENTIAL BUILDING)	/Residential	2Basement + 1Ground + 31	126	101.25	37331.22

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



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Digitally signed by V RAKESH KUMAR
Date: 2025.01.30 11:00:00
Organization: Bruhat Bengaluru Mahanagara Palike
File No: BBMP/Addl.Dir/JDNORTH/0095/24-25

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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 ABHEE VENTURES PVT LTD REP BY MANAGING DIRECTOR R. NAGARAJA REDDY GPA HOLDER CUM
KATHA HOLDER RAJAPPA, NAGARAJ REDDY, M/S ECO LIFE DEVELOPERS, NARAYANA SWAMY , D
MANJUNATH AND OTHERS

#393, 1st Floor, 15th Cross, 5th Main Road, Sector 6, HSR Layout, Bangalore 560102

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Mahanagara Palike**

Digitally signed by V RAKESH KUMAR
Date: 30 Jan 2025 18:04:06
Project No.:PRJ/9501/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0095/24-25

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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/14067/24-25

ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ : BBMP/Addl.

Dir/JDNORTH/0095/24-25

ಕಟ್ಟಡ ಪರವಾನಗಿ ಪತ್ರ

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ವ್ಯಾಪ್ತಿಯಲ್ಲಿರುವ JDTP - North ವಲಯದಲ್ಲಿರುವ ವಾರ್ಡ್ ಸಂಖ್ಯೆ Ward-149 ರಲ್ಲಿರುವ ಆಸ್ತಿ ಸಂಖ್ಯೆ / ಪಿಐಡಿ ಸಂಖ್ಯೆ Ring III-Areas coming beyond the Outer Ring Road and within the LPA, 316-Varthur, 70, 58/1,58/2,58/3,58/4,58/5,58/6,58/7,58/9,58/12,58/13,302/2,302/3A1(new no. 302/7),302/3A2,302/5 & 302/6, Gunjur village, Varthur Hobli, Bangalore East Taluk ವಿಳಾಸದ ಸ್ವತ್ತಿನ ಖಾತೆದಾರರಾದ / ಜಿ.ಪಿ.ಎ .ದಾರರಾದ M/S ABHEE VENTURES PVT LTD REP BY MANAGING DIRECTOR R. NAGARAJA REDDY GPA HOLDER CUM KATHA HOLDER RAJAPPA, NAGARAJ REDDY, M/S ECO LIFE DEVELOPERS, NARAYANA SWAMY , D MANJUNATH AND OTHERS ರವರು ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ದಿನಾಂಕ: 18 December, 2024 ರಂದು ಸಲ್ಲಿಸಿರುವ ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಕೋಶಿಯು CHIEF COMMISSIONER 'ವರಿಂದ ದಿನಾಂಕ: 30 January, 2025 ರಂದು ಅಂಗೀಕರಿಸಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ತರುವಾಯ ಕಟ್ಟಡ ಪರವಾನಗಿ ನೀಡುವ ಸಂಬಂಧ ದಿನಾಂಕ 30 January, 2025 ರ ಪಾಲಿಕೆಯ ಸಮಸಂಖ್ಯೆ revise ಜ ಶುಲ್ಕ ಪಾವತಿ ತಿಳುವಳಿಕೆಯಂತೆ ವಿವಿಧ ಶುಲ್ಕಗಳ ಒಟ್ಟು ಮೊತ್ತ ರೂ. 17348727 ಗಳನ್ನು Net banking/Credit Card/Debit on Receipt Number ಸಂಖ್ಯೆ: BBMP/EoDB/RC/25994/24-25 on Date 02 December, 2024, BBMP/EoDB/RC/31584/24-25 on Date 30 January, 2025, 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/31583/24-25 Dated 30 January, 2025 ಮುಕಾಂತರ ರೂ: 1000 ಗಳನ್ನು ಕಟ್ಟಡ ಮತ್ತು ಇತರೆ ನಿರ್ಮಾಣ ಕಾರ್ಮಿಕರ ಮಂಡಳಿ ರವರ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಹೊಂಬೇಗೌಡ ನಗರ ಶಾಖೆ ಖಾತೆ ಸಂಖ್ಯೆ: 1371101079786 ಗೆ ಸಂದಾಯ ಮಾಡಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ನಿವೇಶನದ ವಿಸ್ತೀರ್ಣ 49,320.65 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	TOWER 1 (RESIDENTIAL BUILDING)	Residential	1Ground + 31	254	96.45	36932.27
2	TOWER 2 (RESIDENTIAL BUILDING)	Residential	1Ground + 31	254	96.45	36916.16
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Date: 30 Jan 2025 13:07:31.22
Project No.: PRJ/9501/24-25/N
Organization : Bruhat Bengaluru Mahanagara Palike
Designation : Joint Director Town Planning (JDTP)
File No: BBMP/Addl.Dir/JDNORTH/0095/24-25

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

ಸದರಿ ಕಟ್ಟಡದ ಮಂಜೂರಾತಿ ಅನುಮೋದನೆಯನ್ನು ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961 ರ ಕಲಂ 15 ರಡಿಯಲ್ಲಿ ಬಿ.ಬಿ.ಎಂ.ಪಿ ಕಾಯ್ದೆ ಕಲಂ 240 ಮತ್ತು 240 A ರನ್ವಯ 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 / ಮು|| M/S ABHEE VENTURES PVT LTD REP BY MANAGING DIRECTOR R. NAGARAJA REDDY GPA
#393, 1st Floor, 15th Cross, 5th Main Road, Sector 6, DSR Layout, Bangalore-560002
HOLDERS M/KATKA HOLDERS RAJAPPA NAGARAJA REDDY, M/S ECO LIFE DEVELOPERS,
NARAYANA SWAMY , D MANJUNATH AND OTHERS

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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. , Locality : Gunjur village, Varthur Hobli, Bangalore East Taluk, SurveyNo : 58/1,58/2,58/3,58/4,58/5,58/6,58/7,58/9,58/12,58/13,302/2,302/3A1(new no. 302/7),302/3A2,302/5 & 302/6, Ward No : Ward-149, 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 01/03/2025 . 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) Applicant should paid First instalment amount of Rupees 7921832/- to Labour department towards labour Cess and submit the receipt before release of Plan and license Certificate.
- 2) Applicant should submit the Consent for Establishment from KSPCB, Either when the KSPCB begins to issue the CFE or before 6 months from the date of issue of Sanctioned Plan
- 3) For another 30.00m Road Widening required area 552.50 Sqm is to be reserved in the proposed site area and relinquish to BBMP and Condition imposed to submit the copy of the same before obtaining Commencement Certificate.
- 4) Applicant should submit the modified BWSSB & SEIAA NOC according to the Proposed Basement Floors before issue of Commencement 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.



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