



BENGALURU SOUTH CITY CORPORATION
Office of the Additional Chief Town Planner (Town Planning - BSCC),8, 9th
Cross Rd, 2nd Block, Jaya Nagar East, Jayanagar, Bengaluru



Licence Sl. No. BBMP/CC/17861/25-26

LP.No: GBA/BSCC/Addl.CTP/0001/25-26

Project No.: PRJ/6382/25-26

BUILDING LICENCE

The request of the Katha Holder/GPA Holder Sri / Smt / M/s. APG COMMUNITY DEVELOPMENT PVT. LTD. dated. 05 January, 2026 to issue licence / building plan approval for the construction of building at Property No./PID No. 3535878314 ,KUDLU VILLAGE, SARJAPURA HOBLI, ANEKAL TALUK, PARAPPANA AGRAHARA VILLAGE, BEGUR HOBLI, BENGALURU,SY NO. 5/4, 5/5, 173/1, 173/2, 175, 176, 177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 180/3, 187/1, 203 OF KUDLU VILLAGE AND SY NO. 5/1, 6, 7, 8/1, 8/4, 8/5 OF PARAPPANA AGRAHARA VILLAGE Ward No: Ward 191B ,Bengaluru South City Corporation Zone under the jurisdiction of Bengaluru South City Corporation has been accepted by the Commissioner Bengaluru South City Corporation ,BSCC on Date. 20 January, 2026.

The prescribed fee for Building Plan Sanction as intimated vide demand notice dated. 20 January, 2026 is remitted by the applicant amounting to Rs. 29352323 by Net banking/Credit Card/Debit Card on Receipt Number. BBMP/EoDB/RC/16750/25-26 on Date 21 October, 2025, BBMP/EoDB/RC/29218/25-26 on Date 21 January, 2026, towards CANARA BANK, BBMP Branch A/C No. 8401132000014. Further Labour Cess Amount of Rs. 18653159 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/29199/25-26 Dated 21 January, 2026 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 1,03,056.40 Sq.m.

Sl.no.	Building / Block Details	Building Use	Total No. of floors	Tenements	Height (m)	Total Built-up area (sq.m.)
1	TOWER A1 (RESIDENTIAL)	/Residential	2Basement + 1Ground + 22	176	71.88	70940.03
2	TOWER A4 (RESIDENTIAL)	/Residential	1Ground + 22	88	72.38	19461.13
3	TOWER A2 (RESIDENTIAL)	/Residential	1Ground + 22	176	71.88	32466.61
4	AMENITY BLOCK (RESIDENTIAL)	/Commercial	1Ground + 1	0	10.15	2299.5

Permission is hereby accorded under Section 15 of KTCP Act 1961, Section 120 of GBA Act 2024 for the New



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(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 243 of GBA Act 2024. This License is valid for a period of five years from this day.

**Enclosures. 1) Licence Conditions
2) Building Plans**

To,

M/s, Sri APG COMMUNITY DEVELOPMENT PVT. LTD.

Assets House, #30, Crescent Road, Bengaluru 560 001 Assets House, #30, Crescent Road, Bengaluru 560 001 560001

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ಪರವಾನಗಿ ಕ್ರಮ ಸಂಖ್ಯೆ: BBMP/CC/17861/25-26

ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ : GBA/BSCC/Addl.CTP/0001/25-26

ಕಟ್ಟಡ ಪರವಾನಗಿ ಪತ್ರ

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ವ್ಯಾಪ್ತಿಯಲ್ಲಿರುವ Bengaluru South City Corporation ವಲಯದಲ್ಲಿರುವ ವಾರ್ಡ್ ಸಂಖ್ಯೆ Ward 191B ರಲ್ಲಿರುವ ಆಸ್ತಿ ಸಂಖ್ಯೆ / ಪಿಐಡಿ ಸಂಖ್ಯೆ Ring III-Areas coming beyond the Outer Ring Road and within the LPA, 318-Begur, KATHA NO. 5/4,5,173/1,2,175,176,177/1,2,178,179/1, 2,180/1,2,, SY NO. 5/4, 5/5, 173/1, 173/2, 175, 176, 177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 180/3, 187/1, 203 OF KUDLU VILLAGE AND SY NO. 5/1, 6, 7, 8/1, 8/4, 8/5 OF PARAPPANA AGRAHARA VILLAGE, KUDLU VILLAGE, SARJAPURA HOBLI, ANEKAL TALUK, PARAPPANA AGRAHARA VILLAGE, BEGUR HOBLI, BENGALURU ವಿಳಾಸದ ಸ್ವತ್ತಿನ ಖಾತೆದಾರರಾದ / ಜಿ.ಪಿ.ಎ .ದಾರರಾದ APG COMMUNITY DEVELOPMENT PVT. LTD. ರವರು ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ದಿನಾಂಕ: 05 January, 2026 ರಂದು ಸಲ್ಲಿಸಿರುವ ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಕೋರಿಕೆಯು Commissioner Bengaluru South City Corporation 'ವರಿಂದ ದಿನಾಂಕ: 20 January, 2026 ರಂದು ಅಂಗೀಕರಿಸಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ತರುವಾಯ ಕಟ್ಟಡ ಪರವಾನಗಿ ನೀಡುವ ಸಂಬಂಧ ದಿನಾಂಕ 20 January, 2026 ರ ಪಾಲಿಕೆಯ ಸಮಸಂಖ್ಯೆ.demanಜ ಶುಲ್ಕ ಪಾವತಿ ತಿಳುವಳಿಕೆಯಂತೆ ವಿವಿಧ ಶುಲ್ಕಗಳ ಒಟ್ಟು ಮೊತ್ತ ರೂ. 29352323 ಗಳನ್ನು Net banking/Credit Card/Debit on Receipt Number ಸಂಖ್ಯೆ: BBMP/EoDB/RC/16750/25-26 on Date 21 October, 2025, BBMP/EoDB/RC/29218/25-26 on Date 21 January, 2026, 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/29199/25-26 Dated 21 January, 2026 ಮುಕಾಂತರ ರೂ: 18653159 ಗಳನ್ನು ಕಟ್ಟಡ ಮತ್ತು ಇತರೆ ನಿರ್ಮಾಣ ಕಾರ್ಮಿಕರ ಮಂಡಳಿ ರವರ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಹೊಂಬೇಗೌಡ ನಗರ ಶಾಖೆ ಖಾತೆ ಸಂಖ್ಯೆ: 1371101079786 ಗೆ ಸಂದಾಯ ಮಾಡಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ನಿವೇಶನದ ವಿಸ್ತೀರ್ಣ 1,03,056.40 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 A1 (RESIDENTIAL)	Residential	2Basement + 1Ground + 22	176	71.88	70940.03
2	TOWER A4 (RESIDENTIAL)	Residential	1Ground + 22	88	72.38	19461.13
3	TOWER A2 (RESIDENTIAL)	Residential	1Ground + 22	176	71.88	32466.61
4	AMENITY BLOCK (RESIDENTIAL)	Residential	1Ground + 1	0	10.15	2299.5

ಮೇಲ್ಕಂಡಂತೆ ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ಇದರೊಂದಿಗೆ ನೀಡಿರುವ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಡಿಸಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಮಂಜೂರಾತಿಯೊಂದಿಗೆ ಪರವಾನಗಿ



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ನೀಡಲಾಗಿದೆ.

ಸದರಿ ಕಟ್ಟಡದ ಮಂಜೂರಾತಿ ಅನುಮೋದನೆಯನ್ನು ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961 ರ ಕಲಂ 15 ರಡಿಯಲ್ಲಿ 231 of GBA Act 2024 ರನ್ವಯ ನೀಡಲಾಗಿದೆ. ಈ ಅನುಮೋದನೆ / ಮಂಜೂರಾತಿಯು ಇದರೊಂದಿಗೆ ಲಗತ್ತಿಸಿರುವ ಕಟ್ಟಡದ ನಕ್ಷೆಯಲ್ಲಿ ನಮೂದಿಸಿರುವ ಷರತ್ತಿಗೊಳಪಟ್ಟಿದೆ. ಈ **New (FRESH PLAN SANCTION)** ಅನುಮೋದನೆಯು ಇಂದಿನಿಂದ 5 ವರ್ಷಗಳಿಗೆ ಮಾತ್ರ ಮಾನ್ಯವಾಗಿರುತ್ತದೆ.

ಲಗತ್ತುಗಳು:- 1) ಮಂಜೂರಾತಿ ಷರತ್ತುಗಳು

ರವರಿಗೆ,

ಶ್ರೀ / ಶ್ರೀಮತಿ / ಮೆ|| APG COMMUNITY DEVELOPMENT PVT. LTD.

Assets House, #30, Crescent Road, Bengaluru 560 001 Assets House, #30, Crescent Road, Bengaluru 560 001 560001

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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. 3535878314, Locality : KUDLU VILLAGE, SARJAPURA HOBLI, ANEKAL TALUK, PARAPPANA AGRAHARA VILLAGE, BEGUR HOBLI, BENGALURU, SurveyNo : SY NO. 5/4, 5/5, 173/1, 173/2, 175, 176, 177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 180/3, 187/1, 203 OF KUDLU VILLAGE AND SY NO. 5/1, 6, 7, 8/1, 8/4, 8/5 OF PARAPPANA AGRAHARA VILLAGE, Ward No : Ward 191B, Zone : Bengaluru South City Corporation 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 01/03/2026 . 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 relinquish the Road Widening area of 80.91 Sqm and proposed RMP road area of 3977.95 Sqm and Park and open spaces area of 10131.128Sqm reserved in the Plan submitted to BSCC through registered relinquishment deed within 60 days from the release date of Plan and Licence.
- 2) As per DP work order condition no. 2 and DC realignment of Nala order area except 0.04 gunta saravu / halla kharab remaining area should be used for exclusive access / drive way if 0.04 gunta area to be used permission to be obtained from Revenue dept. / competent authority and submit to concerned authority / local body within 60 days from the release date of Plan and Licence. Until that exclusive access / drive way and 0.04 guntas kharab area to be kept open for the movement of publics.
- 3) As per DC re-alignment of kaludhari kharab order condition no 6 additional area of 0-4.75 guntas in Sy.No. 8/5 to be relinquished to Government through relinquishment deed within 90 days and copy to be submitted to this office within 60 days from the release date of Plan and Licence.



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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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