



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/10388/24-25

LP.No: BBMP/Addl.Dir/JDNORTH/0021/23-24

Project No.: PRJ/2377/23-24

BUILDING LICENCE

The request of the Katha Holder/GPA Holder Sri / Smt / M/s. M/s Cumins Sanctum LLP Rep by authorised signatory Mr. John Abraham GPA holder for Harshad J. Parikh & S. Bhojaraju dated. 06 September, 2024 to issue licence / building plan approval for the construction of building at Property No./PID No. 68A 68B & 68C ,7th block, Arkavathi Layout, Jakkur village, Yelahanka Hobli, Bangalore,88/3 Ward No: Ward-007 ,JDTP - North Zone under the jurisdiction of Bruhat Bengaluru Mahanagara Palike has been accepted by the CHIEF COMMISSIONER ,BBMP on Date. 16 October, 2024.

The prescribed fee for Building Plan Sanction as intimated vide demand notice dated. 16 October, 2024 is remitted by the applicant amounting to Rs. 8617221 by Net banking/Credit Card/Debit Card on Receipt Number. BBMP/EoDB/RC/7039/23-24 on Date 15 June, 2023, BBMP/EoDB/RC/21902/24-25 on Date 17 October, 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/22650/24-25 Dated 25 October, 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 7,030.87 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)	/Residential	2Basement + 1Ground + 14	112	47.6	25609.8

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



Bruhat Bengaluru
Mahanagara Palike

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Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0021/23-24

To,

M/s, Sri M/s Cumins Sanctum LLP Rep by authorised signatory Mr. John Abraham GPA holder for Harshad J. Parikh & S. Bhojaraju
Cumins House No. 675, 6th A cross, 3rd block, Opp BDA Complex , Koramangala, Bangalore 560034



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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/10388/24-25

ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ : BBMP/Addl.

Dir/JDNORTH/0021/23-24

ಕಟ್ಟಡ ಪರವಾನಗಿ ಪತ್ರ

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ವ್ಯಾಪ್ತಿಯಲ್ಲಿರುವ JDTP - North ವಲಯದಲ್ಲಿರುವ ವಾರ್ಡ್ ಸಂಖ್ಯೆ Ward-007 ರಲ್ಲಿರುವ ಆಸ್ತಿ ಸಂಖ್ಯೆ / ಪಿಐಡಿ ಸಂಖ್ಯೆ Ring III-Areas coming beyond the Outer Ring Road and within the LPA, 304-Byatarayanapua, 68A 68B & 68C, 88/3, 7th block, Arkavathi Layout, Jakkur village, Yelahanka Hobli, Bangalore ವಿಳಾಸದ ಸ್ವತ್ತಿನ ಖಾತೆದಾರರಾದ / ಜಿ.ಪಿ.ಎ. ದಾರರಾದ M/s Cumins Sanctum LLP Rep by authorised signatory Mr. John Abraham GPA holder for Harshad J. Parikh & S. Bhojaraju ರವರು ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ದಿನಾಂಕ: 06 September, 2024 ರಂದು ಸಲ್ಲಿಸಿರುವ ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಕೋರಿಕೆಯು CHIEF COMMISSIONER 'ವರಿಂದ ದಿನಾಂಕ: 16 October, 2024 ರಂದು ಅಂಗೀಕರಿಸಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ತರುವಾಯ ಕಟ್ಟಡ ಪರವಾನಗಿ ನೀಡುವ ಸಂಬಂಧ ದಿನಾಂಕ 16 October, 2024 ರ ಪಾಲಿಕೆಯ ಸಮಸಂಖ್ಯೆ demand ಶುಲ್ಕ ಪಾವತಿ ತಿಳುವಳಿಕೆಯಂತೆ ವಿವಿಧ ಶುಲ್ಕಗಳ ಒಟ್ಟು ಮೊತ್ತ ರೂ. 8617221 ಗಳನ್ನು Net banking/Credit Card/Debit on Receipt Number ಸಂಖ್ಯೆ: BBMP/EoDB/RC/7039/23-24 on Date 15 June, 2023, BBMP/EoDB/RC/21902/24-25 on Date 17 October, 2024, 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/22650/24-25 Dated 25 October, 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 7,030.87 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	A (RESIDENTIAL)	Residential	2Basement + 1Ground + 14	112	47.6	25609.8

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



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ರವರಿಗೆ,

ಶ್ರೀ / ಶ್ರೀಮತಿ / ಮೆ|| M/s Cumins Sanctum LLP Rep by authorised signatory Mr. John Abraham GPA holder for Harshad J. Parikh & Cumins House No. 675, 6th cross, 3rd block, Opp BDA Complex , Koramangala, Bangalore 560034



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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 : 7th block, Arkavathi Layout, Jakkur village, Yelahanka Hobli, Bangalore, SurveyNo : 88/3, Ward No : Ward-007, 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 29/12/2024 . 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 payment made.



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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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