



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02.

No. BBMP/Addl.Dir/JD North/0432/2011-12

Dated: 05-7-2021

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Khata No. 166/12, Nallurahalli Village, Whitefield Sub Division, Ward No. 84, Bangalore East Taluk, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 29-11-2019 & 24-02-2021
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0432/11-12 dated: 13-07-2012.
3) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0432/11-12 dated: 18-06-2013.
4) Approval of Commissioner for issue of Occupancy Certificate dated: 13-03-2021.
5) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/126/2019, dated: 29-08-2019.
6) CFO issued by KSPCB vide No. W-319766 PCB ID: 78671 dated: 24-08-2020.

The Plan was sanctioned for the construction of Residential Apartment Building – 1 & 2 comprising BF+GF+8UF totally consisting of 190 Units at Property Khata No. 166/12, Nallurahalli Village, Whitefield Sub Division, Ward No. 84, Bangalore East Taluk, Mahadevapura Zone, Bangalore by this office vide reference (2). The Commencement Certificate for Building – 1 was issued on 12-07-2013. Further, the Modified Plan was sanctioned for the construction of Residential Apartment Building by loading TDR comprising BF+GF+11 UF in Building – 1 & 2 totally consisting 264 Units by this office vide reference (3) and Commencement Certificate for Building – 2 was issued on 14-03-2014. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (5).KSPCB vide Ref (6) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building – 1 & 2 was inspected by the Officers of Town Planning Section on 15-02-2021 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Modified Sanctioned plan which is within the limits of Regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building – 1 & 2 was approved by the Commissioner vide ref (4). Subsequent to the Approval accorded by Commissioner the applicant was endorsed on dated: 16-03-2021 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee, Licence Fee and Lake Improvement Charges of Rs. 1,43,00,000/- (Rupees One Crore Forty Three Lakhs only), has been paid by the Applicant in the form of DD No.931532 drawn on HDFC Bank Ltd., dated: 24-03-2021 and taken into BBMP account vide receipt No.RE-ifms331-TP/000324 dated: 25-03-2021. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building – 1 & 2 comprising of BF+GF+11 UF consisting of 252 Units at Property Khata No. 166/12, Nallurahalli Village, Whitefield

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Sub Division, Ward No. 84, Bangalore East Taluk, Mahadevapura Zone, Bangalore. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	7113.94	203 No. of Car Parking, STP, Electrical Room, Service Rooms, Pump Room, UG Sump, Lobbies, Lifts and Staircase
2	Ground Floor	4136.24	88 No. of Car Parking, Electrical Room, Gym, Club House, Squash Court, Multipurpose Hall, Corridors, Lobbies, Lifts and Staircase
3	First Floor	3071.07	24 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
4	Second Floor	3081.98	24 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
5	Third Floor	3107.33	24 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
6	Fourth Floor	3107.33	24 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
7	Fifth Floor	3107.33	24 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
8	Sixth Floor	3107.33	24 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
9	Seventh Floor	3123.30	24 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
10	Eighth Floor	3123.30	24 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
11	Ninth Floor	3123.30	24 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
12	Tenth Floor	3123.30	24 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
13	Eleventh Floor	1690.67	12 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
14	Terrace Floor	318.35	Lift Machine Room and Staircase Head Room, Solar Panel, OHT
Total		44334.77	252 No's of Residential Units
15	FAR		3.16 < 3.60
16	Coverage		40.36% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor and Part of Ground Floor area shall have adequate safety measures. It shall be done entirely at the risk and cost of the owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.

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2. The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.
3. Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
4. Basement Floor and Part of Ground Floor area should be used for car parking purpose only and the additional area if any available in Basement Floor and Part of Ground Floor area shall be used exclusively for car parking purpose only.
5. Footpath and road side drain in front of the building should be maintained in good condition.
6. Rain water harvesting structure shall be maintained in good condition for storage of water and shall be used for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
7. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
8. Owner shall make his own arrangements to dispose off the debris/garbage after segregating it into organic and inorganic waste generated from the building. Suitable arrangements shall be made by the owner himself to transport and dump these segregated wastes in consultation with the BBMP Zonal Health Officer.
9. The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
10. The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
11. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
12. The Owner / Association of the high-rise building shall conduct two mock – drill in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
13. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.

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14. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/126/2019, dated: 29-08-2019 and CFO from KSPCB vide No. W-319766 PCB ID: 78671 dated: 24-08-2020 and Compliance of submissions made in the affidavits filed to this office
16. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.

On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

**Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

To,
Sri. Pavan Agarwal S/o J.C.Agarwal, Khata Holder
M/s Red Coral Properties Rep by its Managing Director
Sri. K.Praveen, GPA Holder
133/1, The Residency, 2nd Floor,
Residency Road, Bengaluru – 560 025.

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Whitefield Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
4. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

**Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

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