



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0119/2014-15

Dated: 14/7/2021

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate (Partial) for the Residential Apartment Building at Property Khata No.22, {Sy No. 132/1, 2, 3, 4 (P)}, Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 82, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated:
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0119/2014-15 dated:07-08-2014
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated:23-06-2021
4) Fire Clearance for the Occupancy Certificate vide No. Docket No. KSFES/CC/161/2021, dated: 25-06-2021
5) CFO issued by KSPCB vide No. W-325561 PCB ID: 103324 dated:05-07-2021

The Plan was sanctioned for the construction of Residential Apartment Building comprising BF+GF+16 UF in Wing – A, B & C and BF+GF+17 UF in Wing – D having 278 Units at Property Khata No. 22, {Sy No. 132/1, 2, 3, 4 (P)}, Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 82, Mahadevapura Zone, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 09-08-2016. Now the Applicant has applied for issue of Occupancy Certificate (Partial) consisting of BF+GF+15 UF in Wing – A, B, C & D having 262 Units. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building in Wing A, B, C & D was inspected by the Officers of Town Planning Section on 06-04-2021 for the issue of Occupancy Certificate (Partial). During inspection, it is observed that, there is deviation in construction with reference to the Sanctioned plan which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate (Partial) for the Residential Apartment Building in Wing – A, B, C, D was approved by the Commissioner vide ref (3). The Occupancy Certificate is being considered for BF+GF+15 UF in Wing – A, B, C & D the percentage of violation has to be calculated at the time of issue of final Occupancy Certificate for the remaining portion of the Buildings. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 25-06-2021 to remit Rs. 65,04,000/- (Rupees Sixty Five Lakhs Four Thousand only) towards Ground rent arrears, GST and Scrutiny Fees. As per the Hon'ble High Court Interim order vide W.P. number 11954/2021 (LB-BMP) dated: 07-07-2021. the Applicant has paid of Rs. 1,74,000/- (Rupees One Lakhs Seventy Four Thousand only) in the form of DD No.453198 dated: 09-07-2021 drawn on HDFC Bank., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000043 dated: 09-07-2021.

Hence, Permission is hereby granted to occupy Residential Apartment Building – A, B, C & D comprising of BF+GF+15 UF in Wing – A, B, C & D consisting of 262 Units at Property Khata No. 22, {Sy No. 132/1, 2, 3, 4 (P)}, Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 82, Mahadevapura Zone, Bangalore. Occupancy Certificate (Partial) is accorded with the following details.

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Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	10514.65	216 No.s of Car Parking, UG Sump, Lobbies, Lifts and Staircase
2	Ground Floor	7599.83	134 No.s of Car Parking and Two Wheeler Parking, Electrical Room, Fire Control Room, Toilets, Lobbies, Lifts and Staircase
3	First Floor	2988.59	16 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases
4	Second Floor	2618.98	14 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases
5	Third Floor	2988.56	16 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases
6	Fourth Floor	3313.47	18 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases
7	Fifth Floor	3313.47	18 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases
8	Sixth Floor	3313.47	18 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases
9	Seventh Floor	3313.47	18 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases
10	Eighth Floor	3313.47	18 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases
11	Ninth Floor	3313.47	18 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases
12	Tenth Floor	3313.47	18 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases
13	Eleventh Floor	3313.47	18 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases
14	Twelveth Floor	3353.97	18 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases
15	Thirteenth Floor	3313.47	18 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases
16	Fourteenth Floor	3313.47	18 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases
17	Fifteenth Floor	3313.47	18 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases
Total		66512.75	262 No's of Residential Units
19	FAR		2.688 < 3.00
20	Coverage		43.34% < 55%

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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor and Surface 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.
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 Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor and Part of Surface 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.

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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.
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. The Owner / Developer shall abide by the Final Judgement of Hon'ble High Court of Karnataka in the vide Writ Petition No. 11954/2021 (LB-BMP) dated: 07-07-2021- as sworn in the affidavit submitted to this office in respect of payment of fee.
16. This Occupancy Certificate (Partial) is issued upto 15th Floors only. The applicant should obtain Final Occupancy Certificate for remaining floors, till then the Registration of such floors is not permitted.
17. Remaining Portion of Tower – A, B, C & D should be completed by submitting the Utilization Certificate as per the Modified Sanctioned Plan & Final Occupancy Certificate should be obtained from BBMP.
18. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/161/2021, dated: 25-06-2021 and CFO from KSPCB vide No. W-325561 PCB ID: 103324 dated:05-07-2021 and Compliance of submissions made in the affidavits filed to this office
19. 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,

M/s Vaswani Whitefield Projects Pvt Ltd.,
Rep by its Managing Director Sri. Arun Advani, GPA Holder for
Smt. Kamalamma, T.Muralidhar and Others (Khata Holders)
22, {Sy No. 132/1, 2, 3, 4 (P)}, Hoodi Village, K.R.Puram Hobli,
Bangalore East Taluk, Ward No. 82, Mahadevapura Zone,
Bangalore

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Hudi 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.

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