



BRUHAT BENGALURU MAHANAGARA PALIKE

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

NO. BBMP/Addl.Dir/JD North/LP/0322/2017-18

Dated: 16-7-2021

OCCUPANCY CERTIFICATE (Partial)

Subj: Issue of Occupancy Certificate (Partial) for the Residential Apartment Building - 5, 6, 7 & 8 and Clubhouse Building - 9 at Property Khata No. 843, Sy No. 21 & 22, Ananthapura Village, Yelahanka Hobli, Bengaluru North Taluk, Ward No. 02, Yelahanka Zone, Bengaluru.

- Ref: 1) Application for issue of Occupancy Certificate (Partial) dated: 15-06-2021.
 2) Building Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH /LP/0322/2017-18, Dated: 22-05-2018.
 3) Approval of Chief Commissioner for issue of Occupancy Certificate (Partial) Dated: 13-07-2021.

The Plan was Sanctioned by this office vide reference (2) for construction of Residential Apartment Building - 1 & 5 Consisting of BF+GF+4UF, Building - 2, 3, 4, 6, 7 & 8 Consisting of GF+4UF and Clubhouse Building - 9 Consisting of BF+GF+3UF totally comprising of 896 Units (including 84 EWS units) at Katha No. 843, Sy No. 21 & 22, Ananthapura Village, Yelahanka Hobli, Bengaluru North Taluk, Ward No. 02, Yelahanka Zone, Bengaluru. The Commencement Certificate to this buildings was issued on Dated: 08-10-2020 and 26-07-2019.

Residential Apartment Building - 5, 6, 7 & 8 and Clubhouse Building - 9 Building were inspected by the Officers of Town Planning Section on 22-06-2021 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-Law and the same is approved by the Chief Commissioner on date: 13-07-2021. Since the Occupancy Certificate (Partial) is being considered for Building 5, 6, 7, 8 & 9, the percentage of violation has to be calculated at the time of issue of Final Occupancy Certificate for the remaining Building 1, 2, 3 & 4. Subsequent to the approval accorded by the Chief Commissioner the applicant was endorsed on dated. 14-07-2021 to remit the compounding fee for the deviated portion, ground rent arrears including GST and Scrutiny fee worked out to Rs.48,42,000/-. (Rs.Forty Eight Lakhs Forty Two Thousand Only) and the same has been paid by the applicant in the form of DD No: 183775, drawn on HDFC Bank Ltd. KasturaBa Road, Bengaluru Service Branch., dated: 14-07-2021 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000046 dated: 14-07-2021.

Hence, Permission is hereby granted to occupy the Residential Apartment Building 5 Consisting of BF+GF+4 UF, Building 6, 7 & 8 Consisting of GF+4UF and Clubhouse Building - 9 Consisting of BF+GF+3UF totally comprising of 496 Units constructed at Property Katha No. 843, Sy No. 21 & 22, Ananthapura Village, Yelahanka Hobli, Bengaluru North Taluk, Ward No. 02, Yelahanka Zone, Bengaluru,. This Occupancy Certificate (Partial) is accorded with the following details.

Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

15/7/21

15/7/21

15/7/21



Residential Apartment Building – 5, 6, 7, & 8 and Clubhouse Building – 9

Sl. No.	Floor Descriptions	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	7306.95	205 Nos of Car parking, STP, WTP Service Room, Pump Room Communication Room, Electrical Rooms, Stores, Lobbies, Lifts & Staircases
2	Ground Floor	11910.66	32 Nos. of Residential Units, 318 Nos of Ground level Carparking and 94 Nos. of Surface Carparking, Multipurpose Hall, Convenience Store, Pantry, Toilets, OWC, Lift Electrical Rooms, Communication Room, Lobbies, Lifts & Staircases
3	First Floor	10644.43	116 Nos. of Residential Units, Yoga Room, Aerobics Room, Gymnasium Room, Toilets, Lobbies, Lifts & Staircases
4	Second Floor	10765.34	116 Nos. of Residential Units, Indore Games Rooms, Toilets, Lobbies, Lifts & Staircases
5	Third Floor	10436.80	116 Nos. of Residential Units, Childrens Area, Snooker/Billiards, Lobbies, Lifts & Staircases
6	Fourth Floor	10170.93	116 Nos. of Residential Units, Lobbies, Lifts & Staircases
7	Terrace Floor	297.19	LMR, Staircase Head Room, OHT, Solar Panels / Battery Room,
8	Total	61532.30	496 No. of Residential Units
	FAR		1.087 > 2.00
	Coverage		28.03% < 60%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor area shall have adequate safety measures. It shall be done entirely at the risk and cost of 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 of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. Basement Floor area should be used 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).

Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike



7. 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.
8. Remaining Residential Apartment Buildings 1, 2, 3 & 4 should be completed as per the sanction plan and Final Occupancy Certificate should be obtained.
9. The percentage of violation will be calculated at the time of issue of Final Occupancy Certificate for the remaining Residential Apartment Buildings 1, 2, 3 & 4.
10. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
11. NOC from BWSSB and Consent for Operation from KSPCB should be submitted before obtaining Final Occupancy Certificate for the Remaining Residential Apartment Buildings 1, 2, 3 & 4.
12. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal.
13. The Applicant / Owner / Developers shall make necessary provision to charge electrical vehicles.
14. The Applicant / Owner / Developers shall plant one tree for every 240 Sqm. of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit / development plan.
15. 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 of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike**

To,
M/s Sahani Krishna Promoters and Developers Pvt. Ltd.,
M/s Vaishnavi Anushka Infrastructures LLP GPA Holder.
2/2, off Vital Malya Road, Walton Road,
Bengaluru – 560001

Copy to

1. JC / EE (Yelahanka) / AEE/ ARO (Yelahanka Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Concerned Asst.Executive Engineer (Electrical) BESCO, Bengaluru
4. Office copy.

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

3 of 3

15/07/24

15/07/24

15/07/24