



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP/LP/173/2010-11

Date: 19/8/2021

OCCUPANCY CERTIFICATE (PARTIAL)

Ref:

- Sub: Issue of Occupancy Certificate for the Residential Apartment Building Phase – I (North Side one block) at Property Katha No. 347/65/2a, 66/1 & 65/1, Byatarayanapura Village, Ward No. 07, Yelahanka Zone, Bangalore.
1. Your application for issue of Occupancy Certificate dated: 11-04-2019.
 2. Modified Plan sanctioned by this office vide No JDTP/LP/173/2010-11, dated: 28-05-2014
 3. Approval of Commissioner for issue of Occupancy Certificate dated: 30-05-2019
 4. Fire Renewal Clearance for the Occupancy Certificate vide No. GBC(1)/402/2011, KSFES/CC/112/2021, Dated: 07-07-2021.
 5. CFO issued by KSPCB vide No. PCB/236/CNP/11/H-366, Dated: 29-07-2017

The Plan for the construction of Residential Apartment Building Consisting of Phase – I BF+GF+16 UF having 192 Units at Property Katha No. 347/65/2a, 66/1 & 65/1, Byatarayanapura Village, Ward No. 07, Yelahanka Zone, Bangalore. The Commencement Certificate for Phase – I was issued on 15-11-2012. Further the Modified Plan for the construction of Residential Apartment Building Comprising of Phase – 1 (3 blocks) & Phase –2 Consisting of BF+GF+16 UF totally comprising 325 Units was sanctioned by this office vide reference (2). Occupancy Certificate (Partial) for the Residential Apartment Building in Phase – I (South side 2 blocks) consisting of BF+GF+16UF totally comprising 124 Residential units was issued on 26-12-2017. Now the Applicant has applied for Occupancy Certificate (Partial) for remaining Phase – I (North Side block) consisting of BF+GF+16 UF comprising of 62 residential units vide ref (1). 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 Phase – I (North Side block) Residential Apartment Building was inspected by the Officers of Town Planning Section on 23-04-2019 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 was approved by the Commissioner vide ref (4). The compounding fees for the deviated portion, Ground Rent Arrears GST and Scrutiny fee Charges of Rs. 41,30,000/- (Rupees Forty One Lakhs Thirty Thousand only), has been paid by the applicant in the form of DD No: 037055 drawn on IDFC Bank Ltd., dated: 16-01-2021 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000286 dated: 03-02-2021. The deviations effected in the building are condoned and regularized accordingly.

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Hence, Permission is hereby granted to occupy the Residential Apartment Building constructed at Property Katha No. 347/65/2a, 66/1 & 65/1, Byatarayanapura Village, Ward No. 07, Yelahanka Zone, Bangalore, BF+GF+16 UF in Phase – I (North Side block) comprising 62 Residential Units. Occupancy Certificate is accorded with the following details.

Phase – I (North Side block)

Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	1201.92	23 No.s of Car Patking, DG room, STP, Sump Tanks, Lobbies, Lifts and Staircase
2	Ground Floor	796.72	11 No.s of Car Parking, 37 No.s of Surface Car Parking, Electrical Rooms, Communication Room, Drivers Room, Maintenance Room, Retail Area, physically challenged & Drivers Toilet, IBMS Room, Lifts and Staircase
3	First Floor	728.59	04 Residential units, Balcony, Lobbies, Lifts and Staircases
4	Second Floor	737.83	04 Residential units, Balcony, Lobbies, Lifts and Staircases
5	Third Floor	737.83	04 Residential units, Balcony, Lobbies, Lifts and Staircases
6	Fourth Floor	737.83	04 Residential units, Balcony, Lobbies, Lifts and Staircases
7	Fifth Floor	737.83	04 Residential units, Balcony, Lobbies, Lifts and Staircases
8	Sixth Floor	737.83	04 Residential units, Balcony, Lobbies, Lifts and Staircases
9	Seventh Floor	737.83	04 Residential units, Balcony, Lobbies, Lifts and Staircases
10	Eight Floor	737.83	04 Residential units, Balcony, Lobbies, Lifts and Staircases
11	Ninth Floor	738.14	04 Residential units, Balcony, Lobbies, Lifts and Staircases
12	Tenth Floor	738.14	04 Residential units, Balcony, Lobbies, Lifts and Staircases
13	Eleventh Floor	738.14	04 Residential units, Balcony, Lobbies, Lifts and Staircases
14	Twelfth Floor	729.05	04 Residential units, Balcony, Lobbies, Lifts and Staircases
15	Thirteenth Floor	737.83	04 Residential units, Balcony, Lobbies, Lifts and Staircases

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16	Fourteenth Floor	737.83	04 Residential units, Balcony, Lobbies, Lifts and Staircases
17	Fifteenth Floor	737.83	04 Residential units, Balcony, Lobbies, Lifts and Staircases
18	Sixteenth floor	750.52	02 Residential units, Balcony, Lobbies, Lifts and Staircases
19	Terrace Floor	65.36	Lift Machine Room, Staircase Head Room, solar Panel, OHT
Total		13864.89	62 No's of Residential Units
20	FAR		0.52 < 2.50 (over all total OC Issued 1.54 < 2.50)
21	Coverage		4.39% < 50% (over all total OC Issued 11.29% < 50%)

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor, Part of Ground 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, Part of Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in, Basement Floor, Part of Ground Floor and Surface area shall be used exclusively for car parking purpose only.
5. Remaining Phase – II Residential Apartment Building should be completed as per the modified sanction plan and Final Occupancy Certificate should be obtained.
6. Footpath and road side drain in front of the building should be maintained in good condition.
7. 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).
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
9. 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.
10. 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.

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11. 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.
12. 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.
13. 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.
14. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
15. 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.
16. This Occupancy Certificate is subject to conditions laid out in the Renewal Clearance Certificate issued from Fire Force Department vide No GBC(1)/402/2011, KSFES/CC/112/2021, Dated: 07-07-2021.and CFO from KSPCB vide PCB/236/CNP/11/H-366, Dated: 29-07-2017 and Compliance of submissions made in the affidavits filed to this office.
17. Garbage originating from building shall be segregated and completely processed in the recycling processing unit in order to achieve Zero Waste Discharge
18. The Remaining Wing should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion
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,
Sri. Hanumanthaiah and Others (Khata Holder)
M/s. Hoysala Projects Pvt. Ltd., (GPA Holder)
Phase – 1, 20th Main, 20th Cross, "A" Block,
Sahakaranagar, Bangalore – 560 092.

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Kodigehalli 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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