



## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH /LP/ 0046/2016-17

Date: 24 - 12 - 2021

### **OCCUPANCY CERTIFICATE (PARTIAL)**

Sub: Issue of Occupancy Certificate (Partial) for Residential Apartment Building for Wing – J, K, L & M in Building - 2 at Property Katha No. 43, Sy No. 49/2, 48/4A, 48/4B, 48/3, 48/6, 48/1 & 48/5, Ward No. 25, Kyalasanahalli Village, Horamavu Sub-division, K.R.Puram Hobli, Mahadevapura Zone, Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate (Partial) for Residential Apartment Building Wing –J, K, L & M in Building - 2 dated: 22-09-2020  
2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH /LP/ 0046/2016-17 dated: 07-01-2020  
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 12-08-2021  
4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/493/2015, Docket No. KSFES/CC/237/2021, dated: 30-07-2021  
5) CFO issued by KSPCB vide No. W-326197 PCB ID: 103702, dated: 13-08-2021

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The Modified Plan for the construction of Residential Apartment Building Consisting of Wings from F to M Comprising of Common Two Basement & Ground Floor and 16 UF & Part of 17 to 19 UF in Building - 2 comprising of 631 Units including 98 EWS Units at Property Katha No. 43, Sy No. 49/2, 48/4A, 48/4B, 48/3, 48/6, 48/1 & 48/5, Ward No. 25, Kyalasanahalli Village, Horamavu Sub-division, K.R.Puram Hobli, Mahadevapura Zone, Bangalore was sanctioned by this office vide reference (2). Now the Applicant has applied for Occupancy Certificate (Partial) for Residential Apartment Building Consisting of Wings from J, K, L & M Comprising of Common Two Basement & Ground Floor and 16 UF & Part of 17 to 19 UF in Building - 2 comprising of 380 Units including 98 EWS Units. The Commencement Certificate was issued on 08-05-2019 and 10-03-2020 for Building – 2. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy the Building vide Ref. No. (4). KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

For the proposal for the issue of Partial Occupancy Certificate of the said building was inspected by the Officers of Town Planning Section on 02-06-2021. During the inspection, it was observed that, the construction has been completed in accordance with the Modified Sanctioned Plan. The proposal for the issuance of Partial Occupancy Certificate for Residential Apartment Building was approved by the Chief Commissioner vide Ref (3). Subsequent to the approval accorded by Chief Commissioner the applicant was endorsed on dated: 15-12-2021 to remit Rs. 50,91,000/- (Rupees Fifty Lakhs Ninty One Thousand Only), towards Compounding fee, Ground rent arrears, GST and Scrutiny Fees. The applicant has paid the said amount in the form of DD No.383968 dated:15-12-2021 drawn on Axis Bank Ltd.,. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000109 dated:16-12-2021.

Hence, Permission is hereby granted to occupy Residential Apartment Building Consisting of Wings from J, K, L & M Comprising of Common Two Basement & Ground Floor and 16 UF & Part of 17 to 19 UF in Building - 2 comprising of 380 Units including 98 EWS Units at Property Katha No. 43, Sy No.

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49/2, 48/4A, 48/4B, 48/3, 48/6, 48/1 & 48/5, Ward No. 25, Kyalasanahalli Village, Horamavu Sub-division, K.R.Puram Hobli, Mahadevapura Zone, Bengaluru. Occupancy Certificate (Partial) is accorded with the following details.

**BUILDING – 2, Common Two Basement Floors and Ground Floor**

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Common Lower Basement Floor	13095.70	241No.s of Car Parking, STP, Pump Rooms, Under Ground Tank, Lobbies, Lifts and Staircases
2	Common Upper Basement Floor	13095.70	241 No.s of Car Parking, Lobbies, Lifts and Staircases
3	Common Ground Floor	9773.20	157 No.s Car Parking, 27 No.s of Surface Parking, Electrical Rooms, DG Room, Fire Command Room, Communication Rooms, Toilets, Lobbies, Lifts and Staircases.
	<b>Total - I</b>	<b>35964.60</b>	

**BUILDING – 2, Wing – J, K, L & M**

4	First Floor	2132.13	11 No.s of Residential units, 5 EWS Units, Pool Change Room, Corridors, Lobbies, Lifts and Staircases.
5	Second Floor	1578.48	11 No.s of Residential units, 5 EWS Units, Corridors, Lobbies, Lifts and Staircases.
6	Third Floor	2070.38	16 No.s of Residential units, 6 EWS Units, Corridors, Lobbies, Lifts and Staircases.
7	Fourth Floor	2063.02	17 No.s of Residential units, 5 EWS Units, Corridors, Lobbies, Lifts and Staircases.
8	Fifth Floor	2063.02	17 No.s of Residential units, 5 EWS Units, Corridors, Lobbies, Lifts and Staircases.
9	Sixth Floor	2063.02	17 No.s of Residential units, 5 EWS Units, Corridors, Lobbies, Lifts and Staircases.
10	Seventh Floor	2063.02	17 No.s of Residential units, 5 EWS Units, Corridors, Lobbies, Lifts and Staircases.

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11	Eighth Floor	2063.02	17 No.s of Residential units, 5 EWS Units, Corridors, Lobbies, Lifts and Staircases.
12	Ninth Floor	2063.02	17 No.s of Residential units, 5 EWS Units, Corridors, Lobbies, Lifts and Staircases.
13	Tenth Floor	2063.02	17 No.s of Residential units, 5 EWS Units, Corridors, Lobbies, Lifts and Staircases.
14	Eleventh Floor	2289.84	8 No.s of Residential units, 4 EWS Units, Corridors, Lobbies, Lifts and Staircases.
15	Twelveth Floor	1299.86	8 No.s of Residential units, 4 EWS Units, Corridors, Lobbies, Lifts and Staircases.
16	Thirteenth Floor	2071.34	17 No.s of Residential units, 5 EWS Units, Corridors, Lobbies, Lifts and Staircases.
17	Fourteenth Floor	2063.02	17 No.s of Residential units, 5 EWS Units, Corridors, Lobbies, Lifts and Staircases.
18	Fifteenth Floor	2063.02	17 No.s of Residential units, 5 EWS Units, Corridors, Lobbies, Lifts and Staircases.
19	Sixteenth floor	2072.12	17 No.s of Residential units, 5 EWS Units, Corridors, Lobbies, Lifts and Staircases.
20	Seventeenth Floor	2093.00	16 No.s of Residential units, 6 EWS Units, Corridors, Lobbies, Lifts and Staircases.
21	Eighteenth Floor	2098.73	16 No.s of Residential units, 6 EWS Units, Corridors, Lobbies, Lifts and Staircases.
22	Ninteenth Floor	1535.73	9 No.s of Residential units, 7 EWS Units, Corridors, Lobbies, Lifts and Staircases.
23	Terrace Floor	139.19	Lift Machine Room, Staircase Head Room and OHT
	<b>Total - II</b>	<b>37947.98</b>	<b>282 Units + 98 EWS = 380 units</b>
	<b>GRAND TOTAL – I &amp; II</b>	<b>73912.58</b>	
24	FAR		0.761 < 2.25
25	Coverage		19.93 % < 50%

**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at Common Two Basement and Ground Floor area 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.

*M. S. S. 24/12/2021*  
Joint Director of Town Planning (North)  
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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. Common Two Basement and Ground Floor area and Surface area should be used for car parking purpose only and the additional area if any available in, Common Two Basement and Ground Floor area and Surface area shqwall 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.
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.

Joint Director of Town Planning (North)  
Bruhat Bengaluru MahanagaraPalike

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22/12/21

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22/12/21

*[Signature]*  
22/12/21



15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No GBC(1)/493/2015, Docket No. KSFES/CC/237/2021, dated: 30-07-2021 and CFO from KSPCB vide No. W-326197 PCB ID: 103702, dated: 13-08-2021 and Compliance of submissions made in the affidavits filed to this office.
16. The Remaining Wings in Building -1 & 2 should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
17. 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 (Partial) issued will be withdrawn without any prior notice.

Sd/-

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

To,

Sri. K.Balaraj and Others (Khata Holder)  
M/s Rohan Builders Represented by its Partner  
Sri. Suhas Khushalchand Lunkad. GPA Holder  
# 1147, K.P.Icon Building, 12<sup>th</sup> Main Road,  
HAL 2<sup>nd</sup> Stage, Indira Nagar, Bengaluru – 560 008.

Copy to

1. JC (Mahadevapura Zone) / EE (K.R.Puram Division) / AEE/ ARO (Horamavu 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), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

**Joint Director of Town Planning (North)  
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