



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0019/2018-19

Dated: 14-01-2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Khata No. 2686/84/2, Rachenahalli Village, K R Puram Hobli, Bangalore East Taluk, Ward No. 06, Yelahanka Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated:09-11-2021.
 2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JDNorth/0019/2018-19 dated: 24-01-2019.
 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 29-12-2021.
 4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/299/2015, Docket No. KSFES/CC/328/2021, dated: 07-10-2021.
 5) CFO issued by KSPCB vide No. W-326337 PCB ID: 103439, dated: 23-08-2021.

The Modified Plan was sanctioned for the construction of Residential Apartment Building Consisting of 2BF+GF+13 UF comprising of 332 units at Property Khata No. 2686/84/2, Rachenahalli Village, K R Puram Hobli, Bangalore East Taluk, Ward No. 06, Yelahanka Zone, Bangalore by this office vide reference (2). 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 was inspected by the Officers of Town Planning Section on 04-12-2021 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 was approved by the Chief Commissioner vide ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 31-12-2021 to remit Rs. 36,10,000/- (Rupees Thirty Six Lakhs Ten Thousand only) towards Ground Rent, GST, Compounding Fee and Scrutiny Fees. The applicant has paid the said amount in the form of DD No.465802 dated: 05-01-2022 drawn on HDFC Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000117 dated:07-01-2022.

Hence, Permission is hereby granted to occupy Residential Apartment Building consisting of 2BF+GF+13 UF comprising of 332 units at Property Khata No. 2686/84/2, Rachenahalli Village, K R Puram Hobli, Bangalore East Taluk, Ward No. 06, Yelahanka Zone, Bangalore. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sq.m.)	Uses and other details.
1	Lower Basement Floor	6732.88	196 No's of Car Parking, STP, WTP, Pump Room, Lobbies, Lifts and Staircases,

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(Handwritten signatures and dates: 14/01/2022, 11/1/22, 11.01.22)



2	Upper Basement Floor	7095.20	188 No's of Car Parking, STP, WTP, Store Room, Lobbies, Lifts and Staircases,
3	Ground Floor	2497.05	32 No's of Surface Car Parking, 22 No. of Residentail units, Clubhouse (Double Height), Electrical Pannel Room, OWC, Transformer Yard, DG Yard, Security Cabin, Lifts and Staircases,
4	First Floor	2545.21	22 No. of Residentail units, Clubhouse, Gym, Multi purpose hall, Lobbies, Lifts and Staircases.
5	Second Floor	2091.30	24 No. of Residentail units, Alied uses of clubhouse, Lobbies, Lifts and Staircases.
6	Third Floor	2091.30	24 No. of Residentail units, Open Deck & Open Swimming pool, Lobbies, Lifts and Staircases.
7	Fourth Floor	2091.30	24 No. of Residentail units, Lobbies, Lifts and Staircases.
8	Fifth Floor	2091.30	24 No. of Residentail units, Lobbies, Lifts and Staircases.
9	Sixth Floor	2091.30	24 No. of Residentail units, Lobbies, Lifts and Staircases.
10	Seventh Floor	2091.30	24 No. of Residentail units, Lobbies, Lifts and Staircases.
11	Eight Floor	2091.30	24 No. of Residentail units, Lobbies, Lifts and Staircases.
12	Ninth Floor	2091.30	24 No. of Residentail units, Lobbies, Lifts and Staircases.
13	Tenth Floor	2091.30	24 No. of Residentail units, Lobbies, Lifts and Staircases.
14	Eleventh Floor	2091.30	24 No. of Residentail units, Lobbies, Lifts and Staircases.
15	Twelvth Floor	2091.30	24 No. of Residentail units, Lobbies, Lifts and Staircases.
16	Thirteenth Floor	2091.30	24 No. of Residentail units, Lobbies, Lifts and Staircases.
17	Terrace Floor	188.93	Staircase Head Rooms, Lift Machine Rooms, Solar Heating Panels and Over Head Tanks
	Total	44154.87	332 No. of Residential Units
18	FAR		1.760 < 2.25
	Coverage		16.13% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two 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.

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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. Two Basement Floor and Surface area should be used for car parking purpose only and the additional area if any available in Two 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.
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.

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Joint Director of Town Planning (North)
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15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/299/2015, Docket No. KSFES/CC/328/2021, dated: 07-10-2021 and CFO from KSPCB vide No. W-326337 PCB ID: 103439, dated: 23-08-2021 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 MahanagaraPalike**

To,

M/s Assetz Investments and Holdings LLP, GPA Holder and
Sri. M. Kempanna and Smt. M.Kumuda (Khata Holder)
Office No. 30, 3rd Floor, Crescent Road,
Bengaluru – 560001.

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Byatarayanapura 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, AnnaswamyModaliar 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 MahanagaraPalike**

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