



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0010/2016-17

Dated: 14-01-2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Block – 1 & 2 Residential Apartment and Club House Building at Property Khatha No. 1648, Sy No. 186 (P), 189/1, 189/2, 189/3(P), 189/6 (P), 189/9(P), 189/10, 189/11 & 190(P), Varthuru Village, Varthuru Hobli, Bangalore East Taluk, Ward No.149, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 20-04-2021
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/LP/0010/2016-17 dated: 28-11-2016
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 04-08-2021
4) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/128/2021, dated: 09-09-2021
5) CFO issued by KSPCB vide No. W-326356 PCB ID: 102652 dated:24-08-2021

The Plan was sanctioned for the construction of Residential Apartment Building consisting of Consisting of GF+25 UF in Block – 1, GF+26 UF in Block - 2 and GF+4UF Club House Building with Common Basement Floor totally comprising of 532 Units at Property Khatha No. 1648, Sy No. 186 (P), 189/1, 189/2, 189/3(P), 189/6 (P), 189/9(P), 189/10, 189/11 & 190(P), Varthuru Village, Varthuru Hobli, Bangalore East Taluk, Ward No.149, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate for was issued on 05-06-2017. 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 Block – 1 & 2 and Club House Buildings was inspected by the Officers of Town Planning Section on 09-07-2021 for the issue of Occupancy Certificate. 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 for the 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: 04-08-2021 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 81,82,000/-. (Rupees Eighty One Lakhs Eighty Two Thousand only), has been paid by the Applicant in the form of DD No.137600 drawn on Karnataka Bank Ltd., dated: 28-12-2021 and taken into BBMP account vide receipt No.RE-ifms331-TP/000114 dated: 30-12-2021. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building consisting of Consisting of GF+25 UF in Block – 1, GF+26 UF in Block - 2 and GF+4UF Club House Building with Common Basement Floor totally comprising of 532 Units at Property Khatha No. 1648, Sy No. 186 (P), 189/1, 189/2, 189/3(P), 189/6 (P), 189/9(P), 189/10, 189/11 & 190(P), Varthuru Village, Varthuru Hobli, Bangalore East Taluk, Ward No.149, Mahadevapura Zone, Bengaluru Occupancy Certificate is accorded with the following details.

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Residential Apartment Building Block – 1, 2 and Club House

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	15779.39	578 No.s of Car Parking, STP, Lobbies, Lifts and Staircases
2	Ground Floor	2875.80	20 No.s of Residential Units and 08 No.s of Surface Parking, Electrical Panel Room, Library, Gym, Multi Purpose Hall, Swimming Pool, Lobbies, Lifts and Staircase
3	First Floor	2916.66	20 No. of Residential units, Corridors, Auditorium, Game Rooms, Billiards Room, Table Tennis Room, Lobbies, Lifts and Staircases
4	Second Floor	2961.46	20 No. of Residential units, Corridors, Childrens Play Area, Mini Theatre, Virtual Game Rooms, Lobbies, Lifts and Staircases
5	Third Floor	2848.67	20 No. of Residential units, Corridors, Infinity Pool, Coffee, Lounge, Badminton Court, Squash Court, Lobbies, Lifts and Staircases
6	Fourth Floor	2919.18	20 No. of Residential units, Corridors, Food Court, Bar Seating, Lobbies, Lifts and Staircases
7	Fifth Floor	2416.94	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
8	Sixth Floor	2446.67	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
9	Seventh Floor	2416.60	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
10	Eighth Floor	2416.11	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
11	Ninth Floor	2416.11	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
12	Tenth Floor	2416.25	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
13	Eleventh Floor	2416.81	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
14	Twelveth Floor	2416.95	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases

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15	Thirteenth Floor	2416.95	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
16	Fourteenth Floor	2444.96	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
17	Fifteenth Floor	2444.96	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
18	Sixteenth Floor	2444.62	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
19	Seventeenth Floor	2442.94	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
20	Eighteenth Floor	2442.93	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
21	Nineteenth Floor	2442.88	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
22	Twentyeth Floor	2443.11	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
23	Twenty First Floor	2416.82	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
24	Twenty Second Floor	2446.61	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
25	Twenty Third Floor	2416.39	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
26	Twenty Fourth Floor	2416.39	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
27	Twenty Fifth Floor	2416.94	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
28	Twenty Sixth Floor	1299.02	12 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
29	Terrace Floor	418.31	Lift Machine Room, Staircase Head Room, OHT and Solar Panel.
Total		83017.45	532 No's of Residential Units
30	FAR		3.007 > 3.00
31	Coverage		14.41% < 50%

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.

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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. Basement Floor and Surface area area should be used for car parking purpose only and the additional area if any available in Basement Floor and 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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15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/128/2021, dated: 09-09-2021 and CFO from KSPCB vide No. W-326356 PCB ID: 102652 dated:24-08-2021 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 Mahanagara Palike

To,
Sri. Srinivasaiah and others Rep by M/s. Myhna Properties Pvt Ltd., (GPA Holder)
No. 83, 1st Floor, GP Plaza, ORR, Anand Nagara,
Near Kalamandir, above Karnataka Bank,
Marathahalli, Bangalore – 560037..

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Whitefield 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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Joint Director (Town Planning – North)
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