



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP/LP/64/2010-11

Date: 20-01-2022

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate (Partial) for Building - 07 Commercial and Block – H Villa Building at Property Katha No. 332/36/2, Sy No. 36/2 of Yamaluru Village, Khatha No. 248/117, Sy No. 123, 124, 125, 131/1A, 131/1B, 131/2A, 131/2B, 131/3, 131/4, 131/5A, 132/1, 132/2, 133/1, 133/2, 133/3, 133/4, 134/1, 134/2, 134/3, 136/1, 136/2, 137/3A, 137/3B, 130/1, 130/2A, 131/5B, 131/6, 131/7, 131/8 of Amani Bellanduru khane Village) and Katha No. 248/117, (Sy No. 135/1, 135/2, 136/3, 137/3A, 137/4, 149/1, 149/2, 149/3A, 149/3B, 149/3C, 150/1, 150/2, 150/3, 150/4, 150/5A, 150/5B, 151/1, 151/2, 151/3, 151/4, 151/5, 151/6, 151/7, 152, 153/1, 153/2, 153/3, 153/4, 154, 155/1, 155/2A, 155/2B, 156, 157/2, 157/3A, 157/3B, 159/1B, 159/2, 160 Amani Bellanduru khane Village) Varthur Hobli, Bangalore East Taluk, Ward No. 86, Bangalore Varthur Hobli, Bangalore East Taluk, Ward No. 86, Mahadevapura Zone, Bangalore

- Ref: 1) Your application for issue of Occupancy Certificate (Partial) dated: 26-10-2021
2) Modified Plan sanctioned by this office vide No. JDTP/LP/64/2010-11, dated: 08-05-2019 and 21-04-2021
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 29-12-2021
4) Fire Clearance for the Occupancy Certificate GBC(1)/320/2018, Docket No. KSFES/CC/449/2021 dated: 25-10-2021
5) CFO issued by KSPCB vide No. AW-329277 PCB ID: 86112 dated: 19-01-2022

The Modified Plan for the construction of Commercial Building - 07 Consisting of 3BF+GF+ 07 UF and Villa Block – H Consisting of GF+ 2UF at Property Katha No Katha No. 332/36/2, Sy No. 36/2 of Yamaluru Village, Khatha No. 248/117, Sy No. 123, 124, 125, 131/1A, 131/1B, 131/2A, 131/2B, 131/3, 131/4, 131/5A, 132/1, 132/2, 133/1, 133/2, 133/3, 133/4, 134/1, 134/2, 134/3, 136/1, 136/2, 137/3A, 137/3B, 130/1, 130/2A, 131/5B, 131/6, 131/7, 131/8 of Amani Bellanduru khane Village) and Katha No. 248/117, (Sy No. 135/1, 135/2, 136/3, 137/3A, 137/4, 149/1, 149/2, 149/3A, 149/3B, 149/3C, 150/1, 150/2, 150/3, 150/4, 150/5A, 150/5B, 151/1, 151/2, 151/3, 151/4, 151/5, 151/6, 151/7, 152, 153/1, 153/2, 153/3, 153/4, 154, 155/1, 155/2A, 155/2B, 156, 157/2, 157/3A, 157/3B, 159/1B, 159/2, 160 Amani Bellanduru khane Village) Varthur Hobli, Bangalore East Taluk, Ward No. 86, Bangalore Varthur Hobli, Bangalore East Taluk, Ward No. 86, Mahadevapura Zone, Bangalore was sanctioned by this office vide reference (2).. The Commencement Certificate was issued on 20-12-2019. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building – 07 Commercial (and Block – H Villa Building vide Ref. No. (4). KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Building – 07 Commercial (and Block – H Villa Building) was inspected by the Officers of Town Planning Section on 29-10-2021 for the issue of Occupancy Certificate (Partial), it is observed that, the construction has been completed in accordance with the Modified Sanctioned Plan. The proposal for the

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issuance of Occupancy Certificate for Building – 07 Commercial (and Block – H Villa Building 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. 22,45,000/- (Rupees Twenty Two Lakhs Forty Five Thousand Only), towards Compounding fee for the deviation portion and Scrutiny Fees. The applicant has paid in the form of DD No.134296 dated:05-01-2022 drawn on Karnataka Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000119 dated:07-01-2022

Hence, Permission is hereby granted to occupy Commercial and Villa Building comprising of Building - 07 Consisting of 3BF+GF+ 07 UF and Villa Block – H Consisting of BF+GF+ 3UF at Property Katha No Katha No. 332/36/2, Sy No. 36/2 of Yamaluru Village, Khatha No. 248/117, Sy No. 123. 124, 125, 131/1A, 131/1B, 131/2A, 131/2B, 131/3, 131/4, 131/5A, 132/1, 132/2, 133/1, 133/2, 133/3, 133/4, 134/1, 134/2, 134/3, 136/1, 136/2, 137/3A, 137/3B, 130/1, 130/2A, 131/5B, 131/6, 131/7, 131/8 of Amani Bellanduru khane Village) and Katha No. 248/117, (Sy No. 135/1, 135/2, 136/3, 137/3A, 137/4, 149/1, 149/2, 149/3A, 149/3B, 149/3C, 150/1, 150/2, 150/3, 150/4, 150/5A, 150/5B, 151/1, 151/2, 151/3, 151/4, 151/5, 151/6, 151/7, 152, 153/1, 153/2, 153/3, 153/4, 154, 155/1, 155/2A, 155/2B, 156, 157/2, 157/3A, 157/3B, 159/1B, 159/2, 160 Amani Bellanduru khane Village) Varthur Hobli, Bangalore East Taluk, Ward No. 86, Bangalore Varthur Hobli, Bangalore East Taluk, Ward No. 86, Mahadevapura Zone, Bangalore. Occupancy Certificate (Partial) is accorded with the following details.

Building – 07

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor - 3	10129.90	425 No.s of Car Parking, STP, Pump Room, Lobbies, Lifts and Staircases
2	Basement Floor - 2	11207.28	362 No.s of Car Parking, STP, Pump Room, Lobbies, Lifts and Staircases
3	Basement Floor - 1	12058.59	240 No.s Car Parking, DG Rooms, Pump Room, Equalization Tank, Lobbies, Lifts and Staircase
4	Ground Floor	7981.20	Office Space, Services, Toilets, Lobbies, Lifts and Staircases.
5	First Floor	6535.21	Office Space, Services, Toilets, Lobbies, Lifts and Staircases.
6	Second Floor	8276.84	Office Space, Services, Toilets, Lobbies, Lifts and Staircases.
7	Third Floor	8276.84	Office Space, Services, Toilets, Lobbies, Lifts and Staircases.
8	Fourth Floor	8272.46	Office Space, Services, Toilets, Lobbies, Lifts and Staircases.
9	Fifth Floor	8272.46	Office Space, Services, Toilets, Lobbies, Lifts and Staircases.

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10	Sixth Floor	6825.00	Office Space, Services, Refuge Area, Toilets, Lobbies, Lifts and Staircases.
11	Seventh Floor	2998.21	Office Space, Visitor Centre, Toilets, Lobbies, Lifts and Staircases.
12	Terrace Floor	454.40	Lift Machine Room, Staircase Head Room
	Total	91288.39	

Block – H Villa Building

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	116.21	Servant Room, Sump Tank, Staircase
2	Ground Floor	638.69	01 NO.s of Villa, 05 No.s Car Parking
3	First Floor	448.51	
4	Second Floor	510.44	
5	Third Floor	490.75	
6	Terrace Floor	81.85	Staircase Head Room
	TOTAL - I	2286.45	
	GRAND TOTAL – I & II	93574.84	
5	FAR		
	For Commercial Building 07		0.45 < 2.50
	For Residential Block – H		0.02 < 2.50
6	Coverage		
	For Commercial		6.29% < 50%
	For Residential		0.59% < 55%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Three Basement Floor area and Part of Ground Floor 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. Three Basement Floor area and Part of Ground Floor area should be used for car parking purpose only and the additional area if any available in, Three Basement Floor area and Part of Ground Floor area shall be used exclusively for car parking purpose only.

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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.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No GBC(1)/320/2018, Dcoket No. KSFES/ CC/449/2021 dated: 25-10-2021 and CFO from KSPCB vide No. AW-329277 PCB ID: 86112 dated: 19-01-2022AW and Compliance of submissions made in the affidavits filed to this office.
16. The Remaining Buildings should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.

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17. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be 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,
M/s Divyashree Infrastructure Projects Pvt Ltd.,
Divyashree Chamber, "A" Wing,
11, "O" Shaugnessy Road, Bangalore – 560 025

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Marathahalli 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

[Handwritten Signature]
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

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