

BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru - 560 002.

No. BBMP/Addl.Dir/JD North/LP/0475/2013-14

Date: 27-10-2020.

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building - 1 & 2 constructed at Property Khata No. 2407/42/2, 43/3, 43/1, 43/2 and 2423/7-30/3, 29/1, 32/3, 34/1, 34/2, 33/1, 34/3, 35/1, 33/2, 31/5, 32/1, 32/2 & 35/2, Rachenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 06, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Modified Plan cum Occupancy Certificate dated:04-03-20.
2) Plan Sanctioned No. BBMP/Addl.DIR/JD NORTH/0475/2013-14, Dated: 10-06-2014.
3) Approval of Commissioner for issue of Modified Plan cum Occupancy Certificate dated. 02-07-2020.
4) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/272/2019, dated: 25-11-2019.
5) CFO issued by KSPCB vide order No. AW-319181, PCB ID.83126, Dated.23-07-20.

The Building plan for the construction of Building - 1 Wing - A GF+20UF, Wing - B GF+18 UF, Wing - C GF+16 UF & Wing - D GF+14 UF and Building -2 Wing - E GF+20UF, Wing - F GF+18 UF, Wing - G GF+16 UF & Wing - H GF+14 UF with Common Basement Floor comprising of 528 Residential Units and 54 EWS units at Property Khata No. 2407/42/2, 43/3, 43/1, 43/2 and 2423/7-30/3, 29/1, 32/3, 34/1, 34/2, 33/1, 34/3, 35/1, 33/2, 31/5, 32/1, 32/2 & 35/2, Rachenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 06, Yelahanka Zone, Bengaluru was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 20-10-2015. The Fire and Emergency Services department vide Ref No. (4) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Building - 1 & 2 Residential Apartment Building were inspected by the Officers of Town Planning Section on 19-05-2020 for the issue of Modified Plan cum Occupancy Certificate. During inspection, it was observed that, Building - 1 Wing - A - GF+20UF, Wing - B - GF+18 UF, Wing - C GF+16 UF & Wing - D- GF+14 UF and Building -2 Wing - E - GF+20UF, Wing - F - GF+18 UF, Wing - G - GF+16 UF & Wing - H,- GF+14 UF with Two Common Basement Floor comprising of 528 Residential Units and 54 EWS units was completed and there are 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 Modified Plan cum Occupancy Certificate for the Residential Apartment building was approved by the Commissioner on date: 02-07-2020 vide ref (3).

Subsequent to the approval accorded by the Commissioner the applicant was endorsed on 07-07-2020 to remit Rs. 3,26,23,000/- (Rupees Three Crores Twenty Six Lakhs Twenty Three Thousand Only), towards the compounding fee for the deviated portion, Fee for issue of Modified Plan, along with Penalty for the Additional construction of One Basement floor un-authorisedly, Ground rent arrears including GST, Scrutiny fee, Security Deposit. The Applicant has paid of

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Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

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Rs. 1,88,88,146/- (Rupees One Crore Eighty Eight Lakhs Eighty Eight Thousand One Hundred and Forty Six Only), towards 50% of Scrutiny Fee, 50% of License Fee and Compounding Fine in the form of DD No. 012909, dated. 21-10-2020 drawn on Punjab National Bank, Bengaluru Branch as per the Hon'ble High Court Interim order dated. 01-10-2020 in W.P.No. 9671/2020 (LB-BMP), and taken into BBMP account vide receipt No.RE-ifms 331-TP/000179 dated: 22-10-2020 and Labour Cess of Rs. 18,81,000/- has been paid to the Labour welfare board vide UTR NEFT/RTGS Transaction No. PUNBR52020102315711105, Dated. 23-10-2020. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Building - 1 Wing - A - GF+20UF, Wing - B - GF+18 UF, Wing - C - GF+16 UF & Wing - D- GF+14 UF and Building -2 Wing - E - GF+20UF, Wing - F - GF+18 UF, Wing - G - GF+16 UF & Wing - H,- GF+14 UF with Two Common Basement Floor comprising of 528 Residential Units and 54 EWS units at Property Khata No. 2407/42/2, 43/3, 43/1, 43/2 and 2423/7-30/3, 29/1, 32/3, 34/1, 34/2, 33/1, 34/3, 35/1, 33/2, 31/5, 32/1, 32/2 & 35/2, Rachenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 06, Yelahanka Zone, Bengaluru for Residential purpose. This Occupancy Certificate is accorded with the following details.

Building – 1 (Wing A, B, C & D) & Building - 2 (Wing E, F, G & H)

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	15829.34	363 No.s of Car Parking, DG Rooms, Electrical rooms, Fan Rooms, Pump Rooms, STP, Lobbies, Lifts and Staircases,
2	Upper Basement Floor	15829.34	342 No.s of Car Parking, Electrical Rooms, Maid Room, Communication Room, Fan Rooms, DG Pannel, Lobbies, Lifts and Staircases,
3	Ground Floor	6487.86	23 No.s of Car Parking, 38 EWS units, Clubhouse, Multipurpose hall, Indoor Game Rooms, Gym, Meter Rooms, Change Rooms, Wash Rooms, Library, Activity Rooms, Garbage Rooms, Spa Rooms, Yoga Rooms, DG Rooms, Meeting Rooms, Communication Rooms, Laundry, Swimming Pool, Corridors, Lobbies, Lifts and Staircases.
4	First Floor	4549.19	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
5	Second Floor	4643.74	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
6	Third Floor	4632.08	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
7	Fourth Floor	4632.08	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
8	Fifth Floor	4632.08	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.

Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

27/10/2020

27/10/20

27/10/2022



9	Sixth Floor	4632.08	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
10	Seventh Floor	4632.08	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
11	Eighth Floor	4632.08	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
12	Nineth Floor	4632.08	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
13	Tenth Floor	4632.08	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
14	Eleventh Floor	4632.08	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
15	Twelfth Floor	4632.08	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
16	Thirteenth Floor	4632.08	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
17	Fourteenth Floor	4404.99	28 Nos of Residential Units, 04 No's of EWS units, Corridors, Lobbies, Lifts and Staircases.
18	Fifteenth Floor	3694.32	24 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
19	Sixteenth Floor	3456.88	20 Nos of Residential Units, 04 No's of EWS units, Corridors, Lobbies, Lifts and Staircases.
20	Seventeenth Floor	2568.73	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
21	Eighteenth Floor	2325.70	12 Nos of Residential Units, 04 No's of EWS units, Corridors, Lobbies, Lifts and Staircases.
22	Nineteenth Floor	1395.85	8 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
23	Twenty Floor	1183.71	4 Nos of Residential Units, 04 No's of EWS units, Corridors, Lobbies, Lifts and Staircases.
24	Terrace Floor	50.42	Lift Machine Rooms, Staircase, Head Room, OHT, Lobby, Solar Panels, Water Tanks
	Total	117372.95	528 units & 54 EWS units
25	FAR		1.58 < 3.25
26	Coverage		13.46% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floors 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.

Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

22/10/2020

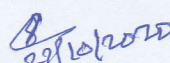
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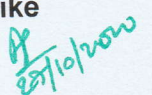


3. Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
4. Two Basement Floors and part of Ground floor area should be used for car parking purpose only and the additional area if any available in Two Basement Floors and part of Ground floor 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.
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.


Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike


29/10/2020


28/10/20


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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. KSFES/CC/272/2019, dated: 25-11-2019 and CFO from vide No. AW-319181, PCB ID. 83126, Dated. 23-07-2020 and Compliance of submissions made in the affidavits filed to this office.
16. The Demand for payment of Ground rent, GST and others fees in interim stay as per the order of the Hon'ble High Court vide W.P. No. 9671/2020 (LB-BMP), dated. 01-10-2020 is subject to condition for remittance of such cost in future, based on the outcome of the final order of the Hon'ble High Court as per the Court Order and Indemnity Bond submitted to this office.
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 issued will be withdrawn without any prior notice.

Sd/-

Joint Director of Town Planning (North)
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To,

M/s Mantri Tehnology Constellations Pvt. Ltd.,
41, Mantri House,
Vittal Malya Road,
Bengaluru – 560001.

Copy to

1. JC / EE (Yelahanka) / AEE/ ARO (Byatarayanapura Sub-division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 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)
Bruhat Bengaluru Mahanagara Palike

22/10/2020

27/10/20

28/10/2020