



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/ JD NORTH/0018/2020-21
BBMP/Addl.Dir/JD NORTH/LP/0113/2013-14

Date: 09-11-2020

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate (Partial) for the Residential Apartment Building Consisting of Wing - 4, 5 & 6 constructed at Property Katha No. 1592/65, 66/2B, 2C, 66/4, 66/5, 67/4, 67/5, 67/6, 67/7, 68/4, 68/5, 69/4, 69/6, 69/7, 69/8 & 70/1B, 70/5, 70/6, 70/7, 70/8, Kodigehalli Village, Bangalore North Taluk, Ward No. 08, Yelahanka Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 18-07-2020
2) Building Plan Sanctioned No. BBMP/Addl.Dir/JD NORTH/ LP/ 0113/2013-14 Dated: 07-10-2013 & 15-06-2016 and LP No. BBMP/Addl.Dir/JD NORTH/ LP/ 0065/2018-19 Dated: 17-08-2019
3) Occupancy Certificate (Partial) issued for Wing - 7 & 8 and 9 on dated: 15-11-2018 and 03-04-2019 respectively
4) Approval of Commissioner for issue of Modified Plan Cum Occupancy Certificate dated: 05-09-2020
5) CFO issued by KSPCB vide No. W-318726 PCB ID: 40085 dated: 01-07-2020.
6) Fire Clearance for the Occupancy Certificate vide No: GBC(1)187/2013, Docket No. KSFES/CC/063/2020, dated: 04-03-2020

The Building Plan was sanctioned for the construction of Residential Apartment Building Comprising Wing - 7, 8 & 9 Consisting of 3BF+GF+18 UF on dated: 07-10-2013, Wing - 4, 5 & 6 Consisting of 3BF+GF+18 UF on dated: 15-06-2016 and Wing - 1, 2 & 3 Consisting of 3BF+GF+7UF on dated: 17-08-2019 at Property Katha No. 1592/65, 66/2B, 2C, 66/4, 66/5, 67/4, 67/5, 67/6, 67/7, 68/4, 68/5, 69/4, 69/6, 69/7, 69/8 & 70/1B, 70/5, 70/6, 70/7, 70/8,, Kodigehalli Village, Bangalore North Taluk, Ward No. 08, Yelahanka Zone, Bangalore by this office vide reference (2). The Commencement Certificate was issued for Wing - 7 & 8 and 9 on dated: 02-03-2015 & 28-05-2015 respectively and Wing - 4, 5 & 6 on dated: 02-08-2016. Occupancy Certificate (Partial) was issued by this office for Wing - 7 & 8 and Wing - 9 vide ref (3). Now the applicant has applied for Modified Plan Cum Occupancy Certificate for Wing - 4, 5 & 6 consisting of GF+18 UF with common 3 BF having 293 Units including EWS units. KSPCB has issued consent for Operation of Sewage Treatment Plant (STP) vide Ref (5). The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref (6).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 31-07-2020 for the issue of Modified Plan Cum Occupancy Certificate, it is observed that, the construction has been completed in accordance with the Modified Plan. The proposal for the issuance of Modified Plan Cum Occupancy Certificate for the Wing - 4, 5 & 6 Residential Apartment Building was approved by the Commissioner vide Ref (4). Since, now Partial Occupancy Certificate is being considered for Wing - 4, 5 & 6, the percentage of violation has to be calculated at the time of issue of

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final Occupancy Certificate for the remaining Wings. Hence, the fees for the issue of Occupancy Certificate (Partial) towards Ground rent arrears including GST and Scrutiny fee works out of Rs. 35,79,000/- (Rupees Thirty Five Lakhs Seventy Nine Thousand only) has been paid by the applicant in the form of DD No. 084192 drawn on Axis Bank Ltd., dated: 14-10-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000188 dated:02-11-2020.

Hence, Permission is hereby granted to occupy the Residential Building constructed at Property Katha No. 1592/65, 66/2B, 2C, 66/4, 66/5, 67/4, 67/5, 67/6, 67/7, 68/4, 68/5, 69/4, 69/6, 69/7, 69/8 & 70/1B, 70/5, 70/6, 70/7, 70/8, Kodigehalli Village, Bangalore North Taluk, Ward No. 08, Yelahanka Zone, Bangalore, Consisting of GF+18 UF with common 3 BF having 293 Units including EWS units. Occupancy Certificate is accorded with the following details.

Wing – 4, 5 & 6 Residential Apartment Building :

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Third Floor	4324.10	82 No.s of Car Parking, UG Tank, Pump Room, Electrical Shaft, Lifts and Lobbies, Staircases
2	Basement Second Floor	4324.10	86 No.s of Car Parking, Lifts and Lobbies, Staircases
3	Basement First Floor	4324.10	89 No.s of Car Parking, Lifts and Lobbies, Staircases
4	Ground Floor	1924.90	05 No.s of EWS Residential Units, 17 No.s of Parking and 10 No.s of Surface Car Parking, Corridors, Sitouts, Utilities, Entrance Lobby, Lifts and Lobbies, Staircases
5	First Floor	1819.66	11 No.s of Residential Units and 05 No.s of EWS Units, Corridors, Balconies, Utilities, Lifts and Lobbies, Staircases
6	Second Floor	1819.66	11 No.s of Residential Units and 05 No.s of EWS Units, Corridors, Balconies, Utilities, Lifts and Lobbies, Staircases
7	Third Floor	1819.66	11 No.s of Residential Units and 05 No.s of EWS Units, Corridors, Balconies, Utilities, Lifts and Lobbies, Staircases
8	Fourth Floor	1819.66	11 No.s of Residential Units and 05 No.s of EWS Units, Corridors, Balconies, Utilities, Lifts and Lobbies, Staircases
9	Fifth Floor	1819.66	11 No.s of Residential Units and 05 No.s of EWS Units, Corridors, Balconies, Utilities, Lifts and Lobbies, Staircases
10	Sixth Floor	1819.66	11 No.s of Residential Units and 05 No.s of EWS Units, Corridors, Balconies, Utilities, Lifts and Lobbies, Staircases

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11	Seventh Floor	1819.66	11 No.s of Residential Units and 05 No.s of EWS Units, Corridors, Balconies, Utilities, Lifts and Lobbies, Staircases
12	Eighth Floor	1819.66	11 No.s of Residential Units and 05 No.s of EWS Units, Corridors, Balconies, Utilities, Lifts and Lobbies, Staircases
13	Ninth Floor	1819.66	11 No.s of Residential Units and 05 No.s of EWS Units, Corridors, Balconies, Utilities, Lifts and Lobbies, Staircases
14	Tenth Floor	1819.66	11 No.s of Residential Units and 05 No.s of EWS Units, Corridors, Balconies, Utilities, Lifts and Lobbies, Staircases
15	Eleventh Floor	1819.66	11 No.s of Residential Units and 05 No.s of EWS Units, Corridors, Balconies, Utilities, Lifts and Lobbies, Staircases
16	Twelveth Floor	1819.66	11 No.s of Residential Units and 05 No.s of EWS Units, Corridors, Balconies, Utilities, Lifts and Lobbies, Staircases
17	Thirteenth Floor	1819.66	11 No.s of Residential Units and 05 No.s of EWS Units, Corridors, Balconies, Utilities, Lifts and Lobbies, Staircases
17	Fourteenth Floor	1819.66	11 No.s of Residential Units and 05 No.s of EWS Units, Corridors, Balconies, Utilities, Lifts and Lobbies, Staircases
18	Fifteenth Floor	1819.66	11 No.s of Residential Units and 05 No.s of EWS Units, Corridors, Balconies, Utilities, Lifts and Lobbies, Staircases
19	Sixteenth Floor	1819.66	11 No.s of Residential Units and 05 No.s of EWS Units, Corridors, Balconies, Utilities, Lifts and Lobbies, Staircases
20	Seventeenth Floor	1819.66	11 No.s of Residential Units and 05 No.s of EWS Units, Corridors, Balconies, Utilities, Lifts and Lobbies, Staircases
21	Eighteenth Floor	1819.66	11 No.s of Residential Units and 05 No.s of EWS Units, Corridors, Balconies, Utilities, Lifts and Lobbies, Staircases
22	Terrace Floor	134.97	Lift Machine Rooms, Staircase Head Rooms, Solar Panels and OHT
	Total	47786.05	293 Units Including EWS Units.
23	FAR	1.84 < 2.25	0.827 (Wings 4, 5 & 6) + 1.013 (OC Issued Wings 7, 8 & 9)
24	Coverage	12.54% < 50%	5.22% (Wings 4, 5 & 6) + 7.32 (OC Issued Wings 7, 8 & 9)

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This Occupancy Certificate is issued subject to the following conditions:

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

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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. Fees towards Modified Plan sanction should be paid within 90 days from date of issue of this OC as per submitted letter dated: 22-10-2020
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No GBC(1)187/2013, Docket No. KSFES/CC/063/2020, dated: 04-03-2020 and CFO from KSPCB vide No. W-318726 PCB ID: 40085 dated: 01-07-2020. and Compliance of submissions made in the affidavits filed to this office.
17. The Remaining Wing – 1, 2 & 3 buildings should be completed as per the Modified Sanctioned Plan & Final Occupancy Certificate should be obtained from BBMP.
18. 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)
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To,
M/s. Antevorta Developers Pvt Ltd.,
House of Hiranandani, 757/B, 100 Feet Road,
HAL 2nd Stage, Indiranagar,
Bangalore- 560038.

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Kodigehalli 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

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