



## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP/LP/60/2010-11

Date: 07-12-2020

### OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment and Club House use Building at Property Katha No. 3805/29/4, 29/5 and 15/3D, Kasavanahlli Village, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 04-12-2014  
2) Plan sanctioned by this office vide No. JDTP/LP/60/2010-11 Dated : 06-04-2011  
3) Approval of Commissioner for issue of Occupancy Certificate dated: 05-09-2015  
4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/197/2010, dated: 04-02-2020  
5) CFO issued by KSPCB vide No. PCB/68/CNP/17/H/44, dated: 06-06-2019

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The plan for the construction of Residential Apartment Building Comprising of 4 Towers i.e., Tower – 1, 2, 3 & 4 Consisting of GF+10 UF having 220 Units and Club House Building consisting of GF+2 UF for with Common Basement Floor at Property Katha No. 3805/29/4, 29/5 and 15/3D, Kasavanahlli Village, Mahadevapura Zone, Bangalore. was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 02-05-2013. 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 and Club House Building was inspected by the Officers of Town Planning Section on 18-05-2015 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 and Club House Building was approved by the Commissioner vide ref (3). Subsequently based on the opinion of the Head of the Legal Cell the applicant was endorsed on dated: 29-11-2019 to remit Rs. 80,15,000/- (Rupees Eighty Lakhs Fifteen Thousand Only), towards Compounding Fee, Ground rent arrears, GST and Scrutiny Fees. The applicant has paid of Rs. 54,02,000/- (Rupees Fifty Four Lakhs Two Thousand only) as per the Hon'ble High Court Interim order dated: 24-01-2020 vide W.P.No. 1395/2020 (LB-BMP) in the form of DD No. 000353 dated: 09-11-2020 and DD No. 000351, dated: 02-11-2020 drawn on HDFC Bank. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000214 dated: 23-11-2020. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment and Club House Building constructed at Property Katha No. 3805/29/4, 29/5 and 15/3D, Kasavanahlli Village, Mahadevapura Zone, Bangalore. Comprising of 4 Towers i.e., Tower – 1, 2, 3 & 4 Consisting of GF+10 UF having 220 Units and Club House building consisting of GF+2 UF for with Common Basement Floor . Occupancy Certificate is accorded with the following details

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### Common Basement Floor for Tower – 1, 2, 3 & 4 and Club House Building

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	8830.22	282 No.s of Car Parking, STP, Electrical Panel rooms, DG Room, Fire Service Pump Room, UG Sump, Lobbies, Lifts and Staircases

### Tower – 1, 2, 3 & 4

1	Ground Floor	2776.95	20 Nos of Residential Units, 37 No.s of Surface Parking, OWC, Transformer Yard, Utilities, Corridors, Lobbies, Lifts and Staircases
2	First Floor	2776.35	20 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
3	Second Floor	2836.64	20 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
4	Third Floor	2836.64	20 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
5	Fourth Floor	2836.64	20 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
6	Fifth Floor	2836.64	20 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
7	Sixth Floor	2836.64	20 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
8	Seventh Floor	2836.64	20 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
9	Eighth Floor	2836.64	20 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
10	Ninth Floor	2836.64	20 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
11	Tenth Floor	2836.64	20 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
12	Terrace Floor	287.79	Lift Machines Room, Staircase Head Room, Solar Panel and OHT
	<b>Total</b>	<b>31370.85</b>	<b>220 Units</b>

### Club House Building

1	Ground Floor	321.59	Multipurpose Hall, Office Room and Toilets
2	First Floor	252.96	Gymnasium and Library Room

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3	Second Floor	200.64	Table Tennis Room, Games Room and Toilets
	Total	775.19	
	<b>GRAND TOTAL</b>	<b>40976.26</b>	
4	FAR		2.28 > 2.25 (1.33% < 5%)
5	Coverage		22.43% < 65%

**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.
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 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.

*Murugesu B*  
02/12/2020  
Joint Director (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike

*A*  
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*B*  
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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)/197/2010, dated: 04-02-2020 and CFO from KSPCB vide No PCB/68/CNP/17/H/44, dated: 06-06-2019 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. 1395/2020 (LB-BMP), Dated. 24-01-2020 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 (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike**

To,  
M/s Golden Gate Projects,  
# 11, 1<sup>st</sup> Floor, KSV Complex,  
Millers Road, Vasanthanagar,  
Bangalore – 560 052.

*(H)*  
*[Signature]*  
21/12/20

**Copy to**

1. JC (Mahadevapura Zone) / EE (Mahadevapur 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

Received on  
8/12/2020  
*[Signature]*  
(Channarayana N.S.)  
9845123822.

*[Signature]* 30/12/2020  
**Joint Director (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike**

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01/12/2020

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01/12/20

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