

BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP/LP/25/2010-11

Date: 07-12-2020

09/12/2020

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for the Residential Apartment Building – 7 at Property Katha No. 6/1, Chokkanahalli Village, Yelahanka Hobli, Ward No. 05, Yelahanka Zone, Bengaluru.

- Ref:
- 1) Your application for issue of Occupancy Certificate for Building - 7 dated: 24-07-2020
 - 2) Plan sanctioned by this office vide No. JDTP/LP/25/2020-11 Dated: 31-08-2015
 - 3) Approval of Commissioner for issue of Occupancy Certificate dated: 21-10-2020
 - 4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/609/2014, Docket No. KSFES/CC/333/2020 dated: 20-08-2020
 - 5) CFO issued by KSPCB vide No. AW-321137 PCB ID 85630, dated: 23-10-2020

The Plan for the construction of Residential Apartment Building Comprising of 3 Wings in Building – 6 consisting of GF+33 UF with 3 Basement Floors comprising 934 Units and 6 Wings in Building – 7 Consisting of GF+33 UF with 3 Basement Floors comprising of 1227 Units totally comprising of 2161 Units at Property Katha No. 6/1, Chokkanahalli Village, Yelahanka Hobli, Ward No. 05, Yelahanka Zone, Bengaluru. was sanctioned by this office vide reference (2). Now the applicant has applied for Occupancy Certificate for 6 Wings in Building – 7 i.e., Wing – A, B, C, D Consisting of GF+33 UF and Wing – E & F Consisting of GF+15 UF with Common 3 Basement Floors having 1203 Units (Including EWS). The Commencement Certificate for Wing – D, Wing – C, E & F and Wing – A & B in Building – 7 was issued on 25-01-2017, 15-03-2018 and 25-04-2019 respectively. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Residential Apartment Building - 7 vide Ref. No. (4). KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building – 7 was inspected by the Officers of Town Planning Section on 14-02-2020 for the issue of Occupancy Certificate, it is observed that, the construction has been completed in accordance with the Sanctioned Plan with reduction in the total number of Residential Units. The proposal for the issuance of Occupancy Certificate for Building – 7 Residential Apartment Building was approved by the Commissioner vide Ref (4). Since, now Partial Occupancy Certificate is now being considered only for Building – 7, the percentage of violation has to be calculated at the time of issue of final Occupancy Certificate for the remaining Building. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 21-10-2020 to remit Rs. 2,07,32,000/- (Rupees Two Crores Seven Lakhs Thirty Two Thousand Only), towards Compounding Fee, Ground rent arrears, GST and Scrutiny Fees. The applicant has paid of Rs. 27,21,585/- (Rupees Twenty Seven Lakhs Twenty One Thousand Five Hundred and Eighty Five only) as per the Hon'ble High Court Interim order dated: 20-11-2020 vide W.P.No. 13116/2020 (LB-BMP) in the form of DD No. 000739 dated: 01-12-2020 drawn on Bank of Baroda. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000219 dated: 01-12-2020. The deviations effected in the building are condoned and regularized accordingly.

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(Handwritten signatures and dates: 07/12/2020, 05/12/2020, 05/12/2020)



Hence, Permission is hereby granted to occupy the Residential Apartment Building comprising of 6 Wings in Building – 7 i.e., Wing – A, B, C, D Consisting of GF+33 UF and Wing – E & F Consisting of GF+15 UF with Common 3 Basement Floors having 1203 Units (Including EWS) constructed at Property Katha No. 6/1, Chokkanahalli Village, Yelahanka Hobli, Ward No. 05, Yelahanka Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor - 3	16045.67	423 No.s of Car Parking, Fan Room, Lobbies, Lifts and Staircases
2	Basement Floor - 2	15889.76	418 No.s of Car Parking, Fan Room, STP, Plant Room, Lobbies, Lifts and Staircases
3	Basement Floor - 1	16078.16	391 No.s of Car Parking, Fan Room, Pump Room, Lobbies, Lifts and Staircases
4	Ground Floor	14987.95	249 No.s of Car Parking, Play Area, Music Room, Store Room, Office Room, Electrical Room, Generator Room, Fan Room, Communication Room, UPS room, Utilities, Corridors, Lobbies, Lifts and Staircases
5	First Floor	5657.67	36 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
6	Second Floor	4991.70	38 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
7	Third Floor	5283.97	41 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
8	Fourth Floor	5572.32	45 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
9	Fifth Floor	6016.11	51 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
10	Sixth Floor	5996.15	51 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
11	Seventh Floor	6010.09	51 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
12	Eighth Floor	6010.09	51 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
13	Ninth Floor	5995.05	51 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
14	Tenth Floor	5908.14	49 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
15	Eleventh Floor	5893.22	49 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
16	Twelveth Floor	5889.67	49 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases

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17	Thirteenth Floor	5898.72	49 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
18	Fourteenth Floor	5670.60	33 Nos of Residential Units and Club House (meeting Room, SPA, Change Room, Gym etc.), Utilities, Corridors, Lobbies, Lifts and Staircases
19	Fifteenth Floor	4580.07	34 Nos of Residential Units and Club House (Rest Room and Open Restaurant,) , Utilities, Corridors, Lobbies, Lifts and Staircases
20	Sixteenth Floor	4142.78	34 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
21	Seventeenth Floor	4126.70	34 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
22	Eighteenth Floor	4158.35	34 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
23	Nineteenth Floor	4071.81	32 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
24	Twentyeth Floor	4051.44	32 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
25	Twenty First Floor	4040.82	32 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
26	Twenty Second Floor	4043.36	32 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
27	Twenty Third Floor	4145.36	34 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
28	Twenty Fourth Floor	4157.10	34 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
29	Twenty Fifth Floor	4153.36	34 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
30	Twenty Sixth Floor	4151.49	34 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
31	Twenty Seventh Floor	4148.12	34 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
32	Twenty Eighth Floor	4079.50	32 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
33	Twenty Ninth Floor	4014.35	32 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
34	Thirtyeth Floor	4015.18	32 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
35	Thirty First Floor	4243.83	28 Nos of Residential Units out of this 27 No.s of Duplex Units, Utilities, Corridors, Lobbies, Lifts and Staircases
36	Thirty Second Floor	3543.79	01 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
37	Thirty Third floor	2064.89	AV Room, Society Offices, Party Room, Kitchen, Banquet hall, Café, Party Hall, Club Admin, Service Rooms, CMV Room, computer Room, Art and Craft Room, Dance Hall, Seating Areas, convenience Store, Saloon Laundry, Restaurants, yoga, Card Room and Juice Bar.

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38	Terrace Floor	178.89	Lift Machine Room, Staircase Head Room, Solar Panel and OHT
	Total	219906.20	1203 Units (Including EWS)
39	FAR		1.208 < 3.00
40	Coverage		12.40% < 50%

This Occupancy Certificate is issued subject to the following conditions:

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

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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)/609/2014, Docket No. KSFES/CC/333/2020 dated: 20-08-2020 and CFO from KSPCB vide No. AW-321137 PCB ID 85630, dated: 23-10-2020 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. 13116/2020 (LB-BMP), Dated. 20-11-2020 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. The remaining Residential Apartment Building – 6 consisting of 3 Wings should be completed as per the Sanctioned Plan & Final Occupancy Certificate should be obtained from BBMP within 1 Year from the date of issue of this Occupancy Certificate for Building - 7.
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 (Partial) issued will be withdrawn without any prior notice.

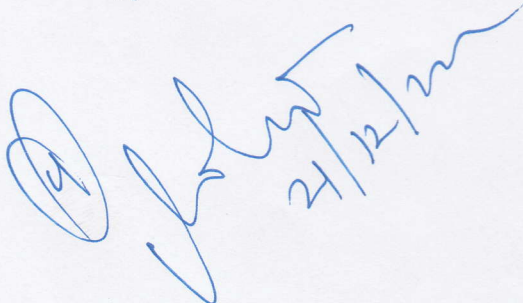
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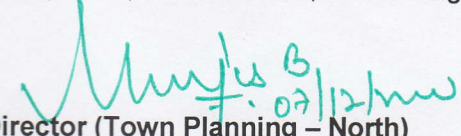
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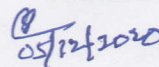
To,
M/s Bhartiya City Developers pvt Ltd.,
1/5, Palace Road,
Bengaluru – 560 001.

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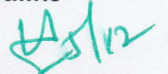
1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Byatarayanapura Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy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