



## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0552/2012-13

Dated: 15-12-2020

### OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for the Residential Apartment Tower - 5 Building at Property Katha No. 1531/34/12, Sy No. 34/ 9/10/11/12/13, Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore.

- Ref: 1) Application for issue of Occupancy Certificate dated: 13-07-2020  
2) Approval of Commissioner for issue of Occupancy Certificate dated: 05-10-2020  
3) Modified Plan sanction No.BBMP/Addl.Dir/JDNorth/LP/0552/2012-13, dated 18-03-2016  
4) CFO issued by KSPCB vide Addendum No. PCB/200/CNP/12/1839, dated: 24-08-2020  
5) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/520/2012, Docket No. KSFES/CC/356/2020, dated: 31-07-2020.

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The modified plan for construction of Residential Apartment Building Consisting of Tower - 1, 2, 3, 4 & 5 comprising of GF+14 UF & GF+1 UF Club House With Common Basement Floor having 462 dwelling units, at Property Katha No. 1531/34/12, Sy No. 34/ 9/10/11/12/13, Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore was sanctioned by this office vide reference (3). The Commencement Certificate to this building was issued on dated: 20-08-2013. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (5). And OC issued by this office for Tower - 1, 2 & 3 and Tower - 4 Residential Apartment building on dated: 24-11-2016 and 23-12-2019 respectively. The applicant now has requested for issue of Occupancy Certificate for Tower - 5 Residential Apartment Building.

The Tower - 5 Residential Apartment Building was inspected on dated: 28-08-2020 by the Officers of Town Planning Section for issue of Occupancy Certificate. During the inspection, it is observed that there is a 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 Tower - 5 Residential Apartment building was approved by the Commissioner on dated 05-10-2020. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 09-10-2020 to remit Rs. 22,29,000/- towards compounding fees for deviated portion, ground rent arrears, GST, Scrutiny Fees. After due correspondence with reference, to Hon'ble High Court Interim order dated: 02-12-2020 vide W.P.No. 13901/2020 (LB-BMP), the applicant has paid sum of Rs. 6,80,000/- towards Compounding fee and Scrutiny Fee in the form of DD No. 107692 dated: 15-12-2020 drawn on Union Bank of India and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000237, dated: 15-12-2020. The owner shall abide to the final judgement to be passed by the Hon'ble High Court pertaining to WP No. 13901/20120 (LB-BMP) in respect of payment of Ground Rent Arrears, GST as per the fee endorsement issued by this office dated: 09-10-2020.

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Hence, Permission is hereby granted to occupy the Residential apartment building constructed at Property Katha No. 1531/34/12, Sy No. 34/ 9/10/11/12/13, Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore Tower – 5 Consisting of GF+14 UF with Common Basement Floor, comprising of 86 dwelling units. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	4710.89	107 No's of Car Parking, Domestic Water Sump, Pump Room, Lobbies, Lifts and Staircases
2	Ground Floor	962.11	6 No of Residential Units, Transformer Yard, Lobbies, Lifts and Staircases,
3	First Floor	962.11	6 No of Residential Units, Lobbies, Lifts and Staircases,
4	Second Floor	962.11	6 No of Residential Units, Lobbies, Lifts and Staircases,
5	Third Floor	962.11	6 No of Residential Units, Lobbies, Lifts and Staircases,
6	Fourth Floor	962.11	6 No of Residential Units, Lobbies, Lifts and Staircases,
7	Fifth Floor	962.11	6 No of Residential Units, Lobbies, Lifts and Staircases,
8	Sixth Floor	962.11	6 No of Residential Units, Lobbies, Lifts and Staircases,
9	Seventh Floor	962.11	6 No of Residential Units, Lobbies, Lifts and Staircases,
10	Eighth Floor	962.11	6 No of Residential Units, Lobbies, Lifts and Staircases,
11	Ninth Floor	962.11	6 No of Residential Units, Lobbies, Lifts and Staircases,
12	Tenth Floor	962.11	6 No of Residential Units, Lobbies, Lifts and Staircases,
13	Eleventh Floor	962.11	6 No of Residential Units, Lobbies, Lifts and Staircases,
14	Twelveth Floor	962.11	6 No of Residential Units, Lobbies, Lifts and Staircases,
15	Thirteenth Floor	962.11	6 No of Residential Units, Lobbies, Lifts and Staircases,
16	Fourteenth Floor	676.93	2 No of Residential Units, Lobbies, Lifts and Staircases,
17	Terrace Floor	58.75	Lift Machine Rooms, Staircase Head Rooms OHT, Solar Panels,
<b>Total</b>		<b>18916.11</b>	<b>86 No's of Residential Units</b>
18	FAR	$1.667 < 2.25$	Tower – 1, 2, 3 and Club House $1.016 +$ Tower – 4 - $0.329 +$ Tower – 5 – $0.332 = 1.667$
19	Coverage	$13.12\% < 55\%$	Tower – 1, 2, 3 and Club House $8.55 +$ Tower – 4 - $2.27 +$ Tower – 5 – $2.30 = 13.12\%$

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**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at Basement Floor area shall have adequate safety measures. It shall be done entirely at the risk and cost of 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 of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. Basement Floor area should be used for car parking purpose only and the additional area if any available in Basement 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. The owner / Residents Welfare Association of 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.
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
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. Owner shall make his own arrangements to dispose of the debris/garbage after segregating it into organic and in-organic 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.

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14. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
15. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal.
16. The Owner / Residents Welfare Association shall maintain the STP, lift and other common facilities in safe and good working condition. The consent issued by the Statutory authorities shall be got renewed within the validity period. Conditions imposed by the statutory authorities shall be duly complied.
17. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/520/2012, Docket No. KSFES/CC/356/2020, dated: 31-07-2020 and CFO issued by KSPCB vide Consent No. Addendum No. PCB/200/CNP/ 12/1839, dated: 24-08-2020 and Compliance of submissions made in the affidavits filed to this office.
18. The Demand for payment of Ground rent and GST in interim stay as per the order of the Hon'ble High Court Vide W.P No. 13901/20120 (LB-BMP) is subjected to condition for remittance of such cost in future, based on the outcome of the final orders of the Hon'ble High Court.
19. After completion of the Remaining Towers a separate application shall be submitted to this office for grant of Occupancy Certificate
20. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate (Partial) shall 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 Klassik Enterprises Pvt Ltd.,  
Rep Sri. M.Ramakrishna Reddy and Others  
# 10/1 & 11/1, Kalena Agrahara, Near Meenakshi Temple,  
Bannerghatta Road, Bengaluru – 560 078.

**Copy to**

- 1) JC / EE (Mahadevapura) / AEE/ ARO (Marathahalli Sub-division) for information and necessary action.
- 2) Director General of Police, Fire and Emer
- 3) gency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
- 4) Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
- 5) Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
- 6) Office copy

**Joint Director (Town Planning – North)  
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