

## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/ LP/ 0182/2017-18

Date: 15-12-2020

### OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 1202, Sy No. 241/6, 243/2a, 243/3, 254, 251/1, 252/2, 252/36, 236/9, 267/1 & 255/2, Municipal No. 286, Gunjuru Village, Ward No. 149, Whitefield Sub-division, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 05-10-2020  
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH 0182/ 2017-18 Dated : 07-05-2018  
3) Approval of Commissioner for issue of Occupancy Certificate dated: 21-10-2020  
4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/240/2017, Docket No. KSFES/CC/230/2020, dated: 29-07-2020  
5) CFO issued by KSPCB vide No. AW-320045 PCB ID: 87926, dated: 07-09-2020

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The plan for the construction of Residential Apartment Building Comprising of Block – A to E Consisting of BF+GF+23 UF 868 Units (788 Unit + 80 EWS Units) and 05 No.s of Villas Consisting of GF+1 UF at Property Katha No. 1202, Sy No. 241/6, 243/2a, 243/3, 254, 251/1, 252/2, 252/36, 236/9, 267/1 & 255/2, Municipal No. 286, Gunjuru Village, Ward No. 149, Whitefield Sub-division, Mahadevapura Zone, Bangalore was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 22-09-2018. 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 Building was inspected by the Officers of Town Planning Section on 08-10-2020 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 Building was approved by the Commissioner vide ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 27-10-2020 to remit Rs. 1,07,06,000/- (Rupees One Crore Seven Lakhs Six Thousand Only), towards Compounding Fee, Ground rent arrears, GST and Scrutiny Fees. The applicant has paid of Rs. 60,47,000/- (Rupees Sixty Lakhs Forty Seven Thousand only) as per the Hon'ble High Court Interim order dated: 04-12-2020 vide W.P.No. 13977/2020 (LB-BMP) in the form of DD No. 070586 dated: 15-12-2020 drawn on Federal Bank Ltd. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000238 dated: 15-12-2020. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment Building constructed at Property Katha No. 1202, Sy No. 241/6, 243/2a, 243/3, 254, 251/1, 252/2, 252/36, 236/9, 267/1 & 255/2, Municipal No. 286, Gunjuru Village, Ward No. 149, Whitefield Sub-division, Mahadevapura Zone, Bangalore. Comprising of Block – A to E Consisting of BF+GF+23 UF 868 Units (788 Units + 80 EWS Units) and 05 No.s of Villas Consisting of GF+1 UF. Occupancy Certificate is accorded with the following details.

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

15/12/2020

15/12/2020

15/12/2020



### Villas Building

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Ground Floor	550.64	05 No.s of Duplex Villas, Corridors, Lobbies, Lifts and Staircases,
2	First Floor	503.98	
	<b>TOTAL</b>	<b>1054.62</b>	

### Block – A, B, C, D & E Residential Apartment Building

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	16616.09	580 No.s of Car Parking, STP, Electrical Rooms, Lobbies, Lifts and Staircases
2	Ground Floor	5270.25	125 No.s of Car Parking in Ground Floor and 212 No.s of Car Parking in Surface Area, Lobbies, Lifts and Staircases, DG Yard, Electrical Rooms, OWC, Transformer Yard.
3	First Floor	3975.88	40 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
4	Second Floor	4178.40	40 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
5	Third Floor	4178.40	40 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
6	Fourth Floor	4178.40	40 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
7	Fifth Floor	4178.40	40 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
8	Sixth Floor	4178.40	40 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
9	Seventh Floor	4178.40	40 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
10	Eighth Floor	4178.40	40 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
11	Ninth Floor	4178.40	40 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
12	Tenth Floor	4178.40	40 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases

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

15/12/2020

15/12/20

15/12/2020



13	Eleventh Floor	4207.28	36 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
14	Twelveth Floor	4207.28	36 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
15	Thirteenth Floor	4207.28	36 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
16	Fourteenth Floor	4207.28	36 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
17	Fifteenth Floor	4207.28	36 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
18	Sixteenth Floor	4207.28	36 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
19	Seventeenth Floor	4207.28	36 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
20	Eighteenth Floor	4207.28	36 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
21	Ninteenth Floor	4207.28	36 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
22	Twentyeth Floor	4500.93	36 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
23	Twenty First Floor	4207.28	36 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
24	Twenty Second Floor	4207.28	36 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
25	Twenty Third Floor	4207.28	36 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
26	Terrace Floor	304.90	Lift Machine Room, Staircase Head Room, Solar Panel and OHT
	<b>Total</b>	<b>118761.01</b>	<b>788 Units + 80 EWS + 5 Villas= 873</b>
	<b>GRAND TOTAL</b>	<b>119815.63</b>	
27	FAR		3.013 > 3.00
28	Coverage		17.87% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor, Ground 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.

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

15/12/2020

15/12/20

15/12/2020



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, Part of Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in, Basement Floor, 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.
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)/240/2017, Docket No. KSFES/CC/230/2020, dated: 29-07-2020 and CFO from KSPCB vide No. AW-320045 PCB ID: 87926, dated: 07-09-2020 and Compliance of submissions made in the affidavits filed to this office.

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

15/12/2020

15/12/20

15/12/2020



16. 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. 13977/2020 (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.
17. Garbage originating from building shall be segregated and completely processed in the recycling processing unit in order to achieve Zero Waste Discharge
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.

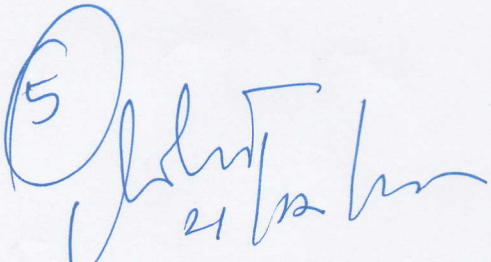
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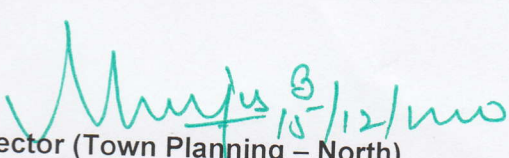
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Bruhat Bengaluru Mahanagara Palike

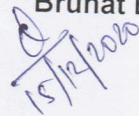
To,  
M/s Candeur Constructions Rep by Katam Reddy,  
Sreekar Reddy, Managing Partner,  
Prestige Shanthinikethan, Flat No. 22052, 22nd Block,  
Whitefield, Bangalore.

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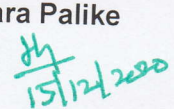
1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Whitefield Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar 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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Joint Director (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike

  
15/12/2020

  
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