



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No: BBMP/Addl.Dir/JD NORTH/ LP/ 0001/2019-20
BBMP/Addl.Dir/JD NORTH/ LP/ 0258/2016-17

Date: 15-01-2021

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for the Residential Apartment Building Comprising of North and South Tower at Property Katha No. 365, Sy No. 13/6, 14/1, 15/2, 16/4 & 16/5, Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 82, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 24-12-2019 & 25-11-2020
2) Modified Plan sanctioned by this office vide No BBMP/Addl.Dir/JD NORTH/ 0001/19-20 dated: 26-11-2019
3) Approval of Commissioner for issue of Occupancy Certificate dated: 08-01-2021
4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)446/2016, Docket No. KSFES/CC/139/2020 dated: 19-03-2020
5) CFO issued by KSPCB vide No. AW-319863 PCB ID: 85014, dated: 31-08-2020

The Modified Plan for the construction of Residential Apartment Building Comprising of Common BF-1 covering North and South Tower and Common BF-2 Covering Tower – 4 in North Tower and South Tower including Club House with GF+15 and Part of 16 UF in North Tower and GF+14 & Part of 15 & 16 UF in South Tower and East Tower Consisting of BF+GF+17 UF at Property Katha No. No. 365, Sy No. 13/6, 14/1, 15/2, 16/4 & 16/5, Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 82, Mahadevapura Zone, Bangalore was sanctioned by this office vide reference (2). The Commencement Certificate was issued for South Tower on dated: 09-03-2018 and CC issued for North Tower on dated: 14-08-2018. 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 Comprising of North and South Tower was inspected by the Officers of Town Planning Section on 09-12-2020 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Modified 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 (4). The compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee Charges of Rs.1,16,52,000/-. (Rupees One Crore Sixteen Lakhs Fifty Two Thousand only), has been paid by the applicant in the form of DD No.187132 drawn on HDFC Bank Ltd., dated: 31-12-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000258 dated: 12-01-2021. 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. 365, Sy No. 13/6, 14/1, 15/2, 16/4 & 16/5, Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 82, Mahadevapura Zone, Bangalore. Comprising of Common BF-1 covering North and South Tower and Common BF-2 Covering Tower – 4 in North Tower and South Tower including Club House with GF+15 and Part of 16 UF in North Tower and GF+14 & Part of 15 & 16 UF in South Tower. Occupancy Certificate is accorded with the following details.

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

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15/01/2021

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15/01/2021
13/1/2021



NORTH TOWER AND SOUTH TOWER INCLUDING CLUB HOUSE

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement - 2 Floor	8272.59	164 No.s of Car Parking, STP, Pump Room, Electrical Rooms, Lobbies, Lifts and Staircases
2	Basement - 1 Floor	13420.70	309 No.s of Car Parking, STP, Electrical Rooms, Communication Room, DG Yard, Lobbies, Lifts and Staircases
3	Ground Floor	3974.42	12 Residential units, Club House, 21 No.s of Car Parking in Ground Floor and 68 No.s of Car Parking in Surface Area, Lobbies, Lifts and Staircases, OWC, Transformer Yard.
4	First Floor	1806.63	12 No.s of Residential Units, Club House, Corridors, Lobbies, Lifts and Staircases
5	Second Floor	3864.17	27 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
6	Third Floor	3842.63	32 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
7	Fourth Floor	3846.82	32 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
8	Fifth Floor	3842.63	32 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
9	Sixth Floor	3846.82	32 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
10	Seventh Floor	3842.63	32 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
11	Eighth Floor	3846.82	32 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
12	Ninth Floor	3842.63	32 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
13	Tenth Floor	3846.82	32 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
14	Eleventh Floor	3842.63	32 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
15	Twelveth Floor	3846.82	32 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
16	Thirteenth Floor	3842.63	32 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
17	Fourteenth Floor	3846.82	32 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases

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

12/1/2021

13/1/21

15/01/2021
17/1/2021



18	Fifteenth Floor	3470.76	28 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
19	Sixteenth Floor	3181.46	24 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
20	Terrace Floor	725.28	Lift Machine Rooms, Staircase Head Rooms, Solar Panels and OHT
	Total	84852.71	438 units + 49 EWS Units = 487 Units
21	FAR		2.423 < 3.00
22	Coverage		15.92% < 50%

This Occupancy Certificate is issued subject to the following conditions:

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

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

15/11/2021

17/11/21

12/11/2021



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)446/2016, Docket No.KSFES/CC/139/2020 dated: 19-03-2020 and CFO from KSPCB vide AW-319863 PCB ID: 85014, dated: 31-08-2020 and Compliance of submissions made in the affidavits filed to this office.
16. Garbage originating from building shall be segregated and completely processed in the recycling processing unit in order to achieve Zero Waste Discharge
17. The Remaining East Tower should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
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.

Sd/-

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

To,

Smt.R.Varalakshmi (Khata Holder)
M/s Godrej Housing Projects LLP (G.P.A Holder)
Level – 10, Prestige Obelisk, # 3,
Kasturba Road, Bangalore – 560 001.

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Hudi 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), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

4 Copies
16/11/2021

Joint Director (Town Planning – North)
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