



**BRUHAT BENGALURU MAHANAGARA PALIKE**

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

No. BBMP/Addl.Dir/JD NORTH/LP/0109/2016-17

Date: 24-03-2021

**OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 712/01/01, Sy No. 161, 162/5, 162/6, 162/7, 162/8 & 162/9, Hagaduru Village, Ward No. 84, Whitefield Sub Division, K.R.Puram Hobli, Bangalore East Taluk, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 21-12-2020. & 29-01-2021.  
 2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/LP/0109/2016-17 dated: 16-11-2016.  
 3) Approval of Commissioner for issue of Occupancy Certificate dated: 22-02-2021.  
 4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/39/2016, Dcoket No. KSFES/ CC/ 674/2020, dated: 19-12-2020.  
 5) CFO issued by KSPCB vide No. W-323553 PCB ID: 100389, dated: 03-02-2021

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The Plan was sanctioned for the construction of Residential Apartment Building Consisting of GF + 9 UF in Wing – A and GF + 18 UF in Wing – B, C, D & E with 2 Common Basement Floors in Building – 1 totally comprising of 446 Units + 46 EWS Units and GF in Building – 2 for Club House Use at Property Katha No. 712/01/01, Sy No. 161, 162/5, 162/6, 162/7, 162/8 & 162/9, Hagaduru Village, Ward No. 84, Whitefield Sub Division, K.R.Puram Hobli, Bangalore East Taluk, Mahadevapura Zone, Bengaluru by this office vide reference (2). Commencement Certificate was issued on 26-02-2018. 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 23-12-2020 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: 24-02-2021 to remit Rs. 79,68,000/- (Rupees Seventy Nine Lakhs Sixty Eight Thousand Only), towards Compounding Fee, Ground rent arrears, GST, Scrutiny Fees. The applicant has paid of Rs. 18,69,000/- (Rupees Eighteen Lakhs Sixty Nine Thousand only) towards compounding fine as per the Hon'ble High Court Interim order dated: 09-03-2021 vide W.P.No. 4657/2021 (LB-BMP) in the form of DD No. 571831 dated: 20-03-2021 drawn on Karnataka Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000319 dated: 22-03-2021. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building Consisting of GF + 9 UF in Wing – A and GF + 18 UF in Wing – B, C, D & E with 2 Common Basement Floors in Building – 1 totally comprising of 446 Units + 46 EWS Units and GF in Building – 2 for Club House Use at Property Katha No. 712/01/01, Sy No. 161, 162/5, 162/6, 162/7, 162/8 & 162/9, Hagaduru Village, Ward No. 84, Whitefield Sub Division, K.R.Puram Hobli, Bangalore East Taluk, Mahadevapura Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

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Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	11,327.44	262 No. of covered car parks, STP, Lobbies, Lifts and Staircase
2	Upper Basement Floor	10,012.92	248 No. of covered car parks, D.G Room, U.G Sump & pump room, OWC, Communication room, Lobbies, Lifts and Staircase
3	Ground Floor	2,694.23	35 No. of Surface Car Parks, Electrical Rooms, 24 Residential units, Club House including activity room, Party Hall, Pantry, Toilets, Lobbies, Lifts and Staircases
4	First Floor	2,936.29	28 No. of Residential units, Lobbies, Lifts and Staircases
5	Second Floor	2,907.89	28 No. of Residential units, Lobbies, Lifts and Staircases
6	Third Floor	2,907.89	28 No. of Residential units, Lobbies, Lifts and Staircases
7	Fourth Floor	2,936.29	28 No. of Residential units, Lobbies, Lifts and Staircases
8	Fifth Floor	2,907.89	28 No. of Residential units, Lobbies, Lifts and Staircases
9	Sixth Floor	2,907.89	28 No. of Residential units, Lobbies, Lifts and Staircases
10	Seventh Floor	2,936.29	28 No. of Residential units, Lobbies, Lifts and Staircases
11	Eight Floor	2,907.89	28 No. of Residential units, Lobbies, Lifts and Staircases
12	Ninth Floor	2,907.89	28 No. of Residential units, Lobbies, Lifts and Staircases
13	Tenth Floor	2,719.66	24 No. of Residential units, Lobbies, Lifts and Staircases, Staircase Head Room, OHT & Solar Panel.
14	Eleventh Floor	2,646.66	24 No. of Residential units, Balcony, Lobbies, Lifts and Staircases
15	Twelfth Floor	2,646.66	24 No. of Residential units, Lobbies, Lifts and Staircases
16	Thirteenth Floor	2,676.08	24 No. of Residential units, Lobbies, Lifts and Staircases
17	Fourteenth Floor	2,646.66	24 No. of Residential units, Lobbies, Lifts and Staircases
18	Fifteenth Floor	2,646.66	24 No. of Residential units, Lobbies, Lifts and Staircases
19	Sixteenth Floor	2,676.08	24 No. of Residential units, Lobbies, Lifts and Staircases
20	Seventeenth Floor	2,646.66	24 No. of Residential units, Lobbies, Lifts and Staircases

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21	Eighteenth Floor	2,646.66	24 No. of Residential units, Lobbies, Lifts and Staircases
22	Terrace Floor	230.94	Lift Machine Room, Staircase Head Room, OHT and Solar Panel.
Total		<b>74,473.52</b>	<b>492 No's of Residential Units</b>
23	FAR		2.00 = 2.00
24	Coverage		10.19% < 55%

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

1. The car parking at Two Basement Floors 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 Basements Floor and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floors 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)/39/2016, Docket No. KSFES/ CC/ 674/2020, dated: 19-12-2020 and CFO from KSPCB vide No. W-323553 PCB ID: 100389, dated: 03-02-2021 and Compliance of submissions made in the affidavits filed to this office.
16. If the interim order stayed in W.P.No.4657/2021 (LB-BMP) gets vacated, the applicant shall abide to the out come of the final order of the Hon'able High Court, if failed to adhere to the Occupancy Certificate will be withdrawn, which is sworn in the Indemnity Bond submitted to this office by the Owner / Developer
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. Goyal Hariyana Constructions,  
# 206, Barton Centre, 84, B.G.Road,  
Bangalore.

**Copy to**

1. JC (Mahadevapura Zone) / EE (Whitefield 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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