



## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JBTP(N)/LP/0191/2015-16

Dated: 28-05-2021

### OCCUPANCY CERTIFICATE (Partial)

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No: 239/240/275/88/1, 240/276/89/1, Sy No. 88/1P, 88/2 P, 89/1, 89/2, 90, 91, 92/1, 93./1, 93/2 A, 93/2 B, 93/3, 93/4, 93/5, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2, 97/3, 98/1 P, 98/2, 98/3, 98/4, 99, 100/1 P, 100/1 A(P), 101/1 B, 101/2(P), 101/3(P), 102/1(P), 102/2(P), 102/3(P), 103, 104/1(P), 104/2, 104/3 104/4, Byatarayanapura Village, Yalahanka Hobli, Bengaluru North Taluku, Ward No. 07, Bengaluru.

- Ref:
- 1) Your application for issue of Occupancy Certificate dated:01-04-2021
  - 2) Modified Building Plan Sanctioned No.BBMP/Addl.Dir/JD North/LP/0191/2015-16, Dated:11-09-2018.
  - 3) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/091/2021, Date.10.05.2021.
  - 4) CFO issued by KSPCB videNo. W-314381, PCB ID 80316, Dated-21-08-2019
  - 5) Approval of Commissioner for issue of Occupancy Certificate dated:18-05-2021

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The Modified Plans for the construction of Residential Apartment Building Consisting of Block - 1R Tower 1 to 11 - GF+15UF, Block 1R2 Tower 14 & 15 GF+14UF with Common Two Basement Floors at Property Katha No: 239/240/275/88/1, 240/276/89/1, Sy No. 88/1P, 88/2 P, 89/1, 89/2, 90, 91, 92/1, 93./1, 93/2 A, 93/2 B, 93/3, 93/4, 93/5, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2, 97/3, 98/1 P, 98/2, 98/3, 98/4, 99, 100/1 P, 100/1 A(P), 101/1 B, 101/2(P), 101/3(P), 102/1(P), 102/2(P), 102/3(P), 103, 104/1(P), 104/2, 104/3 104/4, Byatarayanapura Village, Yalahanka Hobli, Bengaluru North Taluku, Ward No. 07, Bengaluru was sanctioned by this office vide reference (2). The Commencement Certificate was issued 09-06-2017 and The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). Occupancy Certificate is requested to Commercial Building vide ref (1).

Residential Apartment Building were inspected by the Officers of Town Planning Section on 08-04-2021 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 Commercial building was approved by the Commissioner on date: 18-05-2021. The compounding fee for the deviated portion, ground rent arrears including GST and Scrutiny fee worked out to Rs.43,40,000/-. (Rs.Fourty three

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Lakhs & Fourty Thousand Only) and Demand notice was issued to remitt this amount to BBMP has been paid by the applicant in the form of DD No: 038087, drawn on HDFC Bank Ltd, Sahakaranagara Branch., dated: 20-05-2021 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000021 dated: 25-05-2021. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment Building Consisting of Block - 1R Tower 12,13,16,&17 consisting of GF+14UF with Common Two Basement Floors at Property Katha No: 239/240/275/88/1, 240/276/89/1, Sy No. 88/1P, 88/2 P, 89/1, 89/2, 90, 91, 92/1, 93/1, 93/2 A, 93/2 B, 93/3, 93/4, 93/5, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2, 97/3, 98/1 P, 98/2, 98/3, 98/4, 99, 100/1 P, 100/1 A(P), 101/1 B, 101/2(P), 101/3(P), 102/1(P), 102/2(P), 102/3(P), 103, 104/1(P), 104/2, 104/3 104/4, Byatarayanapura Village, Yalahanka Hobli, Bengaluru North Taluku, Ward No. 07, Bengaluru with the following details.

### Block 1R Towers : 12,13,16,& 17

| Sl. No. | Floor Descriptions         | Built Up Area (sqm) | Remarks                                 |
|---------|----------------------------|---------------------|---|
| 1.      | Ground Floor               | 2984.99             | 12 Units, Lobbies, Lifts and Staircases |
| 2.      | First Floor                | 2656.23             | 16 Units, Lobbies, Lifts and Staircases |
| 3.      | Second Floor               | 2579.74             | 16 Units, Lobbies, Lifts and Staircases |
| 4.      | Third Floor                | 2579.74             | 16 Units, Lobbies, Lifts and Staircases |
| 5.      | Fourth Floor               | 2579.74             | 16 Units, Lobbies, Lifts and Staircases |
| 6.      | Fifth Floor                | 2579.74             | 16 Units, Lobbies, Lifts and Staircases |
| 7.      | Sixth Floor                | 2579.74             | 16 Units, Lobbies, Lifts and Staircases |
| 8.      | Seventh Floor              | 2579.74             | 16 Units, Lobbies, Lifts and Staircases |
| 9.      | Eighth Floor               | 2579.74             | 16 Units, Lobbies, Lifts and Staircases |
| 10.     | Ninth Floor                | 2579.74             | 16 Units, Lobbies, Lifts and Staircases |
| 11.     | Tenth Floor                | 2579.74             | 16 Units, Lobbies, Lifts and Staircases |
| 12.     | Eleventh Floor             | 2579.74             | 16 Units, Lobbies, Lifts and Staircases |
| 13.     | Twelfth Floor              | 2579.74             | 16Units, Lobbies, Lifts and Staircases  |
| 14.     | Thirteenth Floor           | 2579.74             | 16 Units, Lobbies, Lifts and Staircases |
| 15.     | Fourteenth Floor           | 2579.74             | 16 Units, Lobbies, Lifts and Staircases |
| 16.     | Terrace Floor              | 165.90              | Head Room, OHT                          |
|         | <b>Total Built Up Area</b> | <b>39343.74</b>     | <b>236Units</b>                         |
| 17.     | <b>FAR</b>                 |                     | <b>0.34 &lt; 3.25</b>                   |
| 18.     | <b>Coverage</b>            |                     | <b>2.65 &lt; 50%</b>                    |

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

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

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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.
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. KSFES/CC/091/2021, Date.10-05-2021 and CFO issued by KSPCB vide Consent No. W-314381, PCB ID 80316, Date. 21-08-2019 and Compliance of submissions made in the affidavits filed to this office.
16. 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 of Town Planning (North)  
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To,  
M/s L & T Construction Equipment Ltd.  
Realty Division,  
# Bellary Road, Byatarayanapura,  
Bengaluru - 560092.

**Copy to**

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

**Joint Director (Town Planning - North)  
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