



# BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru – 560 002.  
No. BBMP/Addl.Dir/JD North/LP/0624/2013-14

Date: 17-6-2021

## OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building constructed at Property Katha Number. 162/114, Seegehalli Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 53, Bengaluru.

- Ref: 1) Your application for issue of Modified Plan cum Occupancy Certificate dated: 07-03-2020.  
 2) Plan Sanctioned No. BBMP/Addl.DIR/JD NORTH/0624/2013-14, Dated: 13-08-2014.  
 3) Approval of Commissioner for issue of Modified Plan cum Occupancy Certificate dated. 07-11-2020.  
 4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)479/2013, KSFES/CC/128/2020, dated: 03-02-2020.  
 5) CFO issued by KSPCB vide order No. W-325053, PCB ID. 99505, Dated. 19-05-2021.

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The Building plan was sanctioned for the construction of 2BF+GF+9UF Residential Apartment and Club House Building comprising of 158 Residential Units at Property Khata No. 162/114, Seegehalli Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 53, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 12-05-2015. The Fire and Emergency Services department vide Ref No. (4) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Applicant vide Ref (1) has applied for sanction of Modified plan cum Occupancy Certificate for construction of 2BF+GF+12 and part of 13<sup>th</sup> UF Residential Apartment and Clubhouse Building. The Residential Apartment and Clubhouse Building were inspected by the Officers of Town Planning Section on 30-09-2020 for the issue of Modified Plan cum Occupancy Certificate. During inspection, it was observed that, 2BF+GF+12 and part of 13<sup>th</sup> UF Residential Apartment and Clubhouse Building totally comprising of 214 Residential Units was completed and there are deviation in construction with reference to the Modified plan proposal which is within the limits of regularization as per Building By-laws - 2003. The proposal for the issuance of Modified Plan cum Occupancy Certificate for the Residential Apartment building was approved by the Commissioner on date: 07-11-2020 vide ref (3).

Subsequent to the approval accorded by the Commissioner the applicant was endorsed on 17-11-2020 to pay fees for issue of Modified plan along with Penalty for the Additional construction of building i.e constructed without obtaining authorized permission, Ground rent arrears including GST, Scrutiny fee, Security Deposit and Compounding fine. The applicant was further endorsed on 12-01-2021 and 18-01-2021 to pay the revised fee for issue of modified plan sanction cum occupancy certificate as per the Hon'ble High Court Interim order vide W.P. Number 14770/2020 (LB-BMP), dated. 15-12-2020. The Applicant has paid Rs. 28,47,000/- (Twenty Eight Lakhs Forty Seven Thousand Only) in the form of DD No. 697026, dated. 13-01-2021 drawn on Bank of Baroda, K R Puram Bengaluru Branch and Rs. 93,08,840/- (Rupees Ninty Three Lakhs Eight Thousand Eight Forty Only), in the form of DD No. 697267, dated. 23-02-2021 drawn on Bank of Baroda, K R Puram

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Bengaluru Branch taken into BBMP account vide receipt No. RE- ifms 331-TP/000269 and 000311 dated: 18-01-2021 & 05-03-2021 respectively towards 50% of Scrutiny Fee, 50% of License Fee, Security Deposit and Compounding fine, Lake Improvement Charges and penalty for additional construction without authorized permission and Labour Cess of Rs. 9,38,000/- has been paid to the Labour welfare board vide UTR NEFT/RTGS Transaction No. BARBR52021011500765775, Dated. 15-01-2021. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy 2BF+GF+12 UF and part of 13<sup>th</sup> UF Residential Apartment and Clubhouse Buidling totally comprising of 214 Residential Units at Property Khata No. 162/114, Seegehalli Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 53, Bengaluru for Residential purpose. This Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	6989.41	180 No.s of Car Parking, UG Sump, Pump Room, STP, Lobbies, Lifts and Staircases,
2	Upper Basement Floor	7224.96	168 No.s of Car Parking, Electrical Rooms, Service Room, Lobbies, Lifts and Staircases,
3	Ground Floor	2177.53	14 Residential units, Clubhouse, Banquet Hall, Indoor Games Room, Toilets, OWC, Transformer Yard, RWH, Corridors, Lobbies, Lifts and Staircases.
4	First Floor	2173.27	16 Nos of Residential Units, Clubhouse, Multy Purpose Hall, Suite Rooms, Library, Gym Room, Toilets, Corridors, Lobbies, Lifts and Staircases.
5	Second Floor	2338.82	16 Nos of Residential Units, Clubhouse, Swimming Pool, AV Room, Aquash Court Room, AV Room, Toilets, Corridors, Lobbies, Lifts and Staircases.
6	Third Floor	1799.56	16 Nos of Residential Units, Clubhouse, Head Room, Terrace, OHT, Water Tanks, OHT, Water Tanks,
7	Fourth Floor	1780.52	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
8	Fifth Floor	1780.52	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
9	Sixth Floor	1780.52	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
10	Seventh Floor	1780.52	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
11	Eighth Floor	1780.52	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
12	Nineth Floor	1780.52	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
13	Tenth Floor	1780.52	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
14	Eleventh Floor	1780.52	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.

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15	Twelfth Floor	1780.52	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
16	Thirteenth Floor	890.74	08 Nos of Residential Units, Terrace, OHT, Solar Panel, Water Tanke Head Room, Lift Machine Room, Corridors, Lobbies, Lifts and Staircases.
17	Terrace Floor	56.56	Lift Machine Rooms, Staircase, Head Room, OHT, Lobby, Solar Panels, Water Tanks
	<b>Total</b>	<b>39675.53</b>	<b>214 units</b>
18	FAR		2.361 >2.25
19	Coverage		21.88% < 50%

**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 vjolating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
4. Two Basement Floors should be used for car parking purpose only and the additional area if any available in Two Basement Floors and part of Ground 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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*[Handwritten signatures and dates]*  
12/06/2021  
16/6/2021  
16/6/21



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. GBC(1)479/2013, KSFES/CC/128/2020, dated: 03-02-2020 and CFO from vide No. W-325053, PCB ID. 99505, Dated. 19-05-2021 and Compliance of submissions made in the affidavits filed to this office.
16. The Demand for payment of Ground rent, GST and others fees in interim stay as per the order of the Hon'ble High Court vide W.P. No. 14770/2020 (LB-BMP), dated. 15-12-2020 is subject to condition for remittance of such cost in future, based on the outcome of the final order of the Hon'ble High Court as per the Court Order and Indemnity Bond submitted to this office.
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 of Town Planning (North)  
Bruhat Bengaluru Mahanagara Palike

To,

M/s TGR Projects India Pvt Ltd., and  
Smt. K.M.Jyothi and K.M.Manjula  
# 159, TGR, Corner, Bethel Nagar 3rd Main Road,  
Kodigehalli Main Road, K R Puram,  
Bengaluru – 560036.

**Copy to**

1. JC / EE (Mahadevapura) / AEE/ ARO (K R Puram 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. Concerned Asst.Executive Engineer (Electrical) BESCOM, Bengaluru
5. Office copy

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