



# BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0480/2013-14

Dated: 11-05-2022

## OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for the Residential Apartment Building Block – J, K & L in Building – 2 at Property Khatha No. 3493, Sy No. 20/4, 6/1B, 20/3, 20/2, 8/2, Doddanekundi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 85, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated:29-11-2021  
 2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/ LP/ 0480/ 2013-14 dated: 28-02-2018  
 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 14-02-2022  
 4) Fire Clearance for the Occupancy Certificate vide No GBC(1)/580/2013, Docket No: KSFES/CC/376/2021. Dated: 26-10-2021  
 5) CFO issued by KSPCB vide No W-327101 PCB ID: 105583, dated: 28-09-2021

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The Plan was sanctioned for the Construction of Residential Apartment Building consisting of Building -1 Block-A to H comprising GF+14 UF & Building -2, Block-J, K, L comprising GF+14 UF with common BF-1 in building 1 & 2 (inclusive of club house is Block -H ) and BF2 in Building -2 & Building – 3 Block-N, P comprising BF + GF+ 14 UF at Property Khatha No. 3493, Sy No. 20/4, 6/1B, 20/3, 20/2, 8/2, Doddanekundi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 85, Mahadevapura Zone, Bangalore by this office vide reference (2). The Commencement Certificates was issued for For J, K & L CC issued on 25-09-2018. The Occupancy Certificate issued for Building – 1, Block – A to D Comprising of GF+14 UF and Buiding – 1, Block – E, F & G Consisting of GF+14 UF with Part of Common BF1 totally comprising of 532 Units. The Fire and Emergency Services Department has issued Clearence Certificate to Occupy Building vide Ref. No. (4).KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP). Now the applicant has applied for Partial Occupancy Certificate for Block – J, K & L Consisting of GF+14 UF with common BF-1 in building 1 & 2 and BF2 totally comprising of 179 Units in Building -2.

For the Proposal submitted by the applicant vide ref (1) for the issue of Occupancy Certificate (Partial), the Block – J, K & L in Building – 2 was inspected by the Officers of Town Planning Section on 10-12-2021. During inspection, it is observed that, there was 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 (Partial) for the Residential Apartment Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 17-02-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 2,40,12,000/- (Rupees Two Crore Forty Lakhs Twelve Thousand only) and has been paid by the Applicant in the form of DD No 506392 dated: 07-05-2022 drawn on ICICI Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms331-TP/000023 dated: 07-05-2022 The Deviations effected in the Building are condoned and Regularized accordingly.

*[Handwritten Signature]*  
 Joint Director of Town Planning (North)  
 Bruhat Bengaluru Mahanagara Palike

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Hence, Permission is hereby granted to occupy Residential Apartment Building Consisting of Block – J, K & L Consisting of GF+14 UF with common BF-1 in Building 1 & 2 and BF2 in Building - 2 totally comprising of 179 Units in Building -2. at Property Khatha No. 3493, Sy No. 20/4, 6/1B, 20/3, 20/2, 8/2, Doddanekundi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 85, Mahadevapura Zone, Bangalore. Occupancy Certificate is accorded with the following details.

**Block – J, K and L in Building - 2**

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor - 2	5197.28	148 No.s of Car Parking, STP, Lobbies, Lifts and Staircases.
2	Basement Floor - 1	5742.67	169 No.s of Car Parking, Lobbies, Lifts and Staircases
3	Ground Floor	1347.83	11 No.s of Residential Units, Sitouts, Utilities, Corridors, RWH, 47 No.s of Surface Car Paking, Lifts and Staircase
4	First Floor	1326.88	12 No.s of Residential units, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases
5	Second Floor	1362.39	12 No.s of Residential units, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases
6	Third Floor	1362.39	12 No.s of Residential units, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases
7	Fourth Floor	1362.39	12 No.s of Residential units, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases
8	Fifth Floor	1362.39	12 No.s of Residential units, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases
9	Sixth Floor	1362.39	12 No.s of Residential units, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases
10	Seventh Floor	1362.39	12 No.s of Residential units, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases
11	Eighth Floor	1362.39	12 No.s of Residential units, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases
12	Ninth Floor	1362.39	12 No.s of Residential units, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases
13	Tenth Floor	1362.39	12 No.s of Residential units, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases
14	Eleventh Floor	1362.39	12 No.s of Residential units, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases
15	Twelveth Floor	1362.39	12 No.s of Residential units, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases

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16	Thirteenth Floor	1362.39	12 No.s of Residential units, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases
17	Fourteenth Floor	1362.39	12 No.s of Residential units, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases
18	Terrace Floor	307.46	Lift Machine Room, Staircase Head Room, OHT and Solar Panel.
	<b>TOTAL</b>	<b>31633.19</b>	<b>179 Residential Units</b>
19	FAR		<b>2.8177 &lt; 3.25</b>
20	Coverage		<b>22.96% &lt; 50%</b>

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

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

*[Signature]*  
Joint Director of Town Planning (North)  
Bruhat Bengaluru MahanagaraPalike

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11/5/22

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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. 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. No GBC(1)/580/2013, Docket No: KSFES/CC/376/2021. Dated: 26-10-2021 and CFO from KSPCB vide No W-327101 PCB ID: 105583, dated: 28-09-2021 and Compliance of submissions made in the affidavits filed to this office
16. The Remaining Block in Building - 2 should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
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 (Partial) issued will be withdrawn without any prior notice.

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

To,

M/s. Durga Sri Heights Pvt Ltd., M/s. Durga Projects & Infrastructure Pvt Ltd and Partners Sri.N.A.Babu Reddy and Others (Khatha Holders)  
M/s. Durga Sri Heights Pvt Ltd., & M/s. Durga Projects & Infrastructure Pvt Ltd.,  
Rep by Director, Sri.Navaneeth Junjanwala and GPA for Patners (GPA Holder)  
No. 125/1-18, G K Arcade, First Floor, Ashoka Pillar Road,  
Jayanagar 1<sup>st</sup> Block, Bangalore- 560 011.

Copy to :

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Marathahalli Sub-division) for information and necessary action.
2. Senior Environmental Office8r, 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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