



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/0391/2011-12

Date: 16/05/2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building – 2 Comprising of Block – 6, 7, 8 & 9 at Property Katha No. 53/4/731/338/4, Hebbala Uttara, Ward No. 07, Yelahanka Zone Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate for Residential Apartment Building – 2 dated: 11-08-2020
- 2) Building Plan Sanctioned vide No. BBMP/Addl.Dir/JD North 0391/ 2011-12 dated: 10-09-2012
- 3) Approval of Commissioner for issue of Occupancy Certificate dated: 08-01-2021
- 4) Fire Clearance for the Occupancy Certificate vide No GBC(1)/181/2011, Docket No. KSFES/CC/304/2020, dated: 27-07-2020
- 5) CFO issued by KSPCB vide No. AW-306332 PCB ID: 53092 dated: 31-10-2018

The Building plan for the construction of Residential Apartment Building at Property Katha No. 53/4/731/338/4, Hebbala Uttara, Ward No. 07, Yelahanka Zone Bengaluru Consisting of Building – 1 Block – 1 , 3 & 5 and Building – 2, Block – 6 & 8 Consisting of GF+21UF and Building – 1, Block – 2 & 4 and Building – 2 Block – 7 & 9 consisting of GF+12 UF with Common 2 Basement Floors was sanctioned by this office vide reference (2). The Commencement Certificate was issued on dated: 06-09-2013, 13-02-2014, 22-06-2015 & 29-10-2015. Occupancy Certificate for Building – 1 Comprising of Block – 1, 3 & 5 Consisting of GF+ 22 UF and Block – 2 & 4 consisting of GF+12 UF with Common 2 Basement Floor including Club House was issued by this office on 07-03-2019. The Fire and Emergency Services department vide Ref No. (4) has issued Clearance Certificate to Occupy the Building – 2 Block – 6, 7, 8 & 9. KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP). Now the applicant has applied for Issue of Occupancy Certificate for Building – 2 comprising of Block – 6 & 8 Consisting of GF+21 and Part of 22 UF and Block – 7 & 9 consisting of GF+10 UF with Common 2 Basement Floors totally comprising of 200 Units.

For the Proposal submitted by the applicant vide ref (1) for the issue of Occupancy Certificate, Building – 2 Comprising of Block – 6, 7, 8 & 9 Residential Apartment Building was inspected by the Officers of Town Planning Section on 07-12-2020 for the issue of Occupancy Certificate. During inspection, it is observed that, GF+21 UF and Part of 22nd Floor was constructed in Block – 6 & 8 and in Block – 7 & 9 construction was restricted to GF+10 UF and 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 – 2 was approved by the Commissioner vide ref (3). Subsequent to the Approval accorded by Commissioner the applicant was endorsed on dated:12-01-2021 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee and Arrears of Plan Sanction Fee Rs. 18,84,53,000/-. (Rupees Eighteen Crores Eighty Four Lakhs Fifty Three Thousand Thousand only). As per the Hon'ble High Court Interim order vide W.P. No. 6454/2021 (LB-BMP) dated: 31-03-2021 the applicant has paid of Rs. 10,28,77,000/- (Rupees Ten Crore Twenty Eight Lakhs Seventy Seven Thousand only) in the form of DD No.186069 dated: 13-05-2022 drawn on Karur HDFC Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000028 dated: 13-05-2022

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Hence, Permission is hereby granted to occupy the Residential Apartment Building – 2 comprising of Block – 6 & 8 Consisting of GF+21 and Part of 22 UF and Block – 7 & 9 consisting of GF+10 UF with Common 2 Basement Floors totally comprising of 200 Units at Property Katha No. 53/4/731/338/4, Hebbala Uttara, Ward No. 07, Yelahanka Zone Bengaluru. Occupancy Certificate is accorded with the following details.

Building – 2, Block – 6, 7, 8 & 9

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement – 2 Floor	18952.01	464 No.s of Car Parking, Fan Rooms, DG Communication Rooms, Garbage Rooms, DG Room, STP & Sumps, Service Rooms, Lobbies, Lifts and Staircases.
2	Basement – 1 Floor	17175.05	382 No.s of Car Parking, GWF Plant, Electrical Room, Garbage Room, DG Room, Lobbies, Lifts and Staircases.
1	Ground Floor	5803.33	05 No.s of Residential Units, Gym, Kinds Club, Toilets, Squash Court, Studio, Store, Mail Rooms, Communication Room, Garbage Room, OWC, Hall, Rooms, Lobbies, Lifts and Staircases
2	First Floor	5720.50	5 No.s of Residential Units, Corridor, Lobbies, Lifts and Staircases
3	Second Floor	5378.14	14 No.s of Residential Units, Corridor, Lobbies, Lifts and Staircases
4	Third Floor	5496.39	14 No.s of Residential Units, Corridor, Lobbies, Lifts and Staircases
5	Fourth Floor	5496.39	14 No.s of Residential Units, Corridor, Lobbies, Lifts and Staircases
6	Fifth Floor	5496.45	14 No.s of Residential Units, Corridor, Lobbies, Lifts and Staircases
7	Sixth Floor	5378.01	14 No.s of Residential Units, Corridor, Lobbies, Lifts and Staircases
8	Seventh Floor	5496.39	14 No.s of Residential Units, Corridor, Lobbies, Lifts and Staircases
9	Eight Floor	5496.39	14 No.s of Residential Units, Corridor, Lobbies, Lifts and Staircases
10	Ninth Floor	5496.45	14 No.s of Residential Units, Corridor, Lobbies, Lifts and Staircases
11	Tenth Floor	5378.01	14 No.s of Residential Units, Corridor, Lobbies, Lifts and Staircases
12	Eleventh Floor	2156.05	01 No.s of Residential Unit, Decks, Yoga, Toilets, Pantry, Medication, Outdoor, Dining, Fitness Area, Pump Rooms, Lobbies, Lifts and Staircases
13	Twelveth Floor	2149.90	03 No.s of Residential Units, Fire & Domestic Water Tanks, Open Terrace, Corridor, Lobbies, Lifts and Staircases
14	Thirteenth Floor	3119.57	07 No.s of Residential Units, Corridor, Lobbies, Lifts and Staircases
15	Fourteenth Floor	3007.16	07 No.s of Residential Units, Corridor, Lobbies, Lifts and Staircases
16	Fifteenth Floor	3121.28	07 No.s of Residential Units, Corridor, Lobbies, Lifts and Staircases

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17	Sixteenth Floor	3121.28	07 No.s of Residential Units, Corridor, Lobbies, Lifts and Staircases
18	Seventeenth Floor	3121.28	07 No.s of Residential Units, Corridor, Lobbies, Lifts and Staircases
19	Eighteenth Floor	3121.28	07 No.s of Residential Units, Corridor, Lobbies, Lifts and Staircases
20	Nineteenth Floor	3121.28	07 No.s of Residential Units, Corridor, Lobbies, Lifts and Staircases
21	Twentyeth Floor	3121.28	07 No.s of Residential Units, Corridor, Lobbies, Lifts and Staircases
22	Twenty First Floor	2943.73	04 No.s of Residential Pent House Units, pool, Corridor, Lobbies, Lifts and Staircases
23	Twenty Second Floor	430.55	
24	Terrace Floor	277.94	Lift Machine Room, Staircase Head Room, Solar Pannel, Helipad and OHT
	Total	129576.09	
25	FAR		206211.46 Sqm (Including already OC issued Building – 1)
26	Coverage		13304.17 Sqm 20.30% <55% (Including already OC issued Building – 1)

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

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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.
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. The Owner / Developer shall abide by the Final Judgement of Hon'ble High Court of Karnataka vide Writ Petition No. W.P. number 6454/2021 (LB-BMP) as sworn in the affidavit submitted to this office in respect of payment of fee.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/181/2011, Docket No. KSFES/CC/304/2020, dated: 27-07-2020 and CFO from KSPCB vide No AW-306332 PCB ID: 53092 dated: 31-10-2018 and Compliance of submissions made in the affidavits filed 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 (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

To,
M/s Kirloskar Systems Ltd.,
150, Infantry Road,
Bengaluru.

Copy to :

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Kodigehalli 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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