



## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0137/2017-18

Dated: 17/05/2022

### MODIFIED PLAN CUM OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Modified Plan Cum Residential Apartment Building at Property Khatha No. 423, 17 & 30, Nagasandra Village, Yashwanthpura Hobli, Ward No. 39, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated:10-02-2022  
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/ LP/ 0137/ 2017-18 dated: 26-03-2018  
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 27-04-2022  
4) Fire Clearance for the Occupancy Certificate vide No: Docket No. KSFES/CC/006/2022, dated: 05-03-2022  
5) CFO issued by KSPCB vide No. W-330248 PCB ID: 108268 Date: 09-03-2022

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The Plan was sanctioned for the Construction of Residential Apartment Building consisting of 2BF+GF+19 UF totally comprising of 452 Units at Property Khatha No. 423, 17 & 30, Nagasandra Village, Yashwanthpura Hobli, Ward No. 39, Bengaluru by this office in vide reference (2). The Commencement Certificate was issued on 17-05-2019. 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 Proposal submitted by the applicant vide ref (1) for the issue of Modified Plan Cum Occupancy Certificate, the Residential Apartment Building was inspected by the Officers of Town Planning Section on 30-03-2022 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 Modified Plan Cum Occupancy Certificate 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:30-04-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 1,20,83,000/- (Rupees One Crore Twenty Lakhs Eighty Three Thousand only) and has been paid by the Applicant in the form of DD No 066983 dated: 02-05-2022 drawn on HDFC Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms331-TP/000019 dated: 05-05-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building Consisting of 2BF+GF+19 UF totally comprising of 470 Units at Property Khatha No. 423, 17 & 30, Nagasandra Village, Yashwanthpura Hobli, Ward No. 39, Bengaluru. Occupancy Certificate is accorded with the following details.

| Sl. No. | Floor Description    | Built Up Area (in Sqm.) | Uses and other details.                                                     |
|---------|----------------------|-------------------------|-----------------------------------------------------------------------------|
| 1       | Lower Basement Floor | 7922.10                 | 183 No.s of Car Parking, UG Sumps, Pump Room, Lobbies, Lifts and Staircases |

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|----|----------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2  | Upper Basement Floor | 7789.88 | 178 No.s of Car Parking, Generator Room, Meter Rooms, UPS Rooms, Communication Room, STP, Lobbies, Lifts and Staircases                                                                                                                                                                                                         |
| 3  | Ground Floor         | 2967.72 | 14 NO.s of Residential Units, 16 No.s of Covered Car Parking and 149 Nos of Surface Car Paking, Meter Rooms, Table Tennis, Pool Room, Electrical Panel Room, Toilets, Shower Room, Dressing Room, Swimming Pool, Massage, Steam, Guard Cabin, Transformer Yard, Organic Waste Converter, Toilets, Lobbies, Lifts and Staircases |
| 4  | First Floor          | 2962.60 | 24 No.s of Residential units, Club House, Corridors, Lobbies, Lifts and Staircases                                                                                                                                                                                                                                              |
| 5  | Second Floor         | 2962.60 | 24 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases                                                                                                                                                                                                                                                          |
| 6  | Third Floor          | 2730.35 | 24 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases                                                                                                                                                                                                                                                          |
| 7  | Fourth Floor         | 2730.35 | 24 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases                                                                                                                                                                                                                                                          |
| 8  | Fifth Floor          | 2730.35 | 24 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases                                                                                                                                                                                                                                                          |
| 9  | Sixth Floor          | 2730.35 | 24 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases                                                                                                                                                                                                                                                          |
| 10 | Seventh Floor        | 2730.35 | 24 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases                                                                                                                                                                                                                                                          |
| 11 | Eighth Floor         | 2730.35 | 24 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases                                                                                                                                                                                                                                                          |
| 12 | Ninth Floor          | 2730.35 | 24 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases                                                                                                                                                                                                                                                          |
| 13 | Tenth Floor          | 2730.35 | 24 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases                                                                                                                                                                                                                                                          |
| 14 | Eleventh Floor       | 2730.35 | 24 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases                                                                                                                                                                                                                                                          |
| 15 | Twelveth Floor       | 2730.35 | 24 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases                                                                                                                                                                                                                                                          |
| 16 | Thirteenth Floor     | 2730.35 | 24 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases                                                                                                                                                                                                                                                          |
| 17 | Fourteenth Floor     | 2730.35 | 24 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases                                                                                                                                                                                                                                                          |
| 18 | Fifteenth Floor      | 2730.35 | 24 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases                                                                                                                                                                                                                                                          |

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|----|-------------------|-----------------|------------------------------------------------------------------------|
| 19 | Sixteenth Floor   | 2730.35         | 24 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases |
| 20 | Seventeenth Floor | 2730.35         | 24 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases |
| 21 | Eighteenth Floor  | 2730.35         | 24 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases |
| 22 | Nineteenth Floor  | 2730.35         | 24 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases |
| 23 | Terrace Floor     | 289.08          | Lift Machine Rooms, Staircase Head Rooms, OHT and Solar Panels.        |
|    | <b>TOTAL</b>      | <b>71309.91</b> | <b>470 Residential Units and Club House</b>                            |
| 24 | <b>FAR</b>        |                 | <b>3.34 &gt; 3.25</b>                                                  |
| 25 | <b>Coverage</b>   |                 | <b>20.69% &lt; 50%</b>                                                 |

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

1. The car parking at Two Basement Floors, Part of Ground Floor and Surface 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, Part of Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in Two Basement Floors, Part of Ground Floor and Surface 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. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/006/2022, dated: 05-03-2022 and CFO from KSPCB vide No W-330248 PCB ID: 108268 Date: 09-03-2022a nd 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 Modified Plan Cum Occupancy Certificate issued will be withdrawn without any prior notice.

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

To,

M/s Arvind Infracon LLP Rep by Deepak Manchanda,  
3rd Floor, Raheja point No. 17/2-6, Commissariat Road,  
Ward No. 76, Richmond Town,  
Bengaluru - 560025

Copy to :

1. JC (Dasarhalli Zone) / EE (Dasarhalli Division) / AEE/ ARO (Peenya Industrial Area 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), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

*Murugesu 3/12/22*  
**Joint Director of Town Planning (North)**  
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