



## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP/LP/25/2010-11

Date: 12-07-2022

### OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for Block – 6, Wing – G, H & J Residential Apartment in South Parcel at Property Katha No. 6/1 and Block – 5, Wing – B Commercial (Office) Building in North Parcel at Property Khata No. 6/2, Chokkanahalli Village, Yelahanka Hobli, Ward No. 05, Yelahanka Zone, Bengaluru

- Ref: 1. Your application dated: 07-04-2022 for issue of Occupancy Certificate for Block – 6 Residential Apartment Building
2. Your application dated: 14-02-2022 for issue of Occupancy Certificate (Partial) for Wing – B, Block - 5 Commercial (Office) Building.
3. Plan sanctioned by this office vide No. JDTP/ LP / 25 / 2010-11, Dated: 31-08-2015 for Block - 6 & 7 Residential Apartment Building
4. Modified Plan sanctioned by this office vide No. and JDTP/LP/25/2010-11, Dated: 18-06-2018 for Block - 5 Commercial (Office) Building.
5. Approval of Chief Commissioner for issue of Occupancy Certificate dated: 30-04-2022
6. Fire Clearance for the Occupancy Certificate vide No GBC(1)/609/2014, Docket No. KSFES/CC/483/2021 dated: 22-12-2021 for Block – 6 Residential Apartment Building
7. Fire Clearance for the Occupancy Certificate vide No. GBC(1)/44/2018, dated: 12-04-2022 for Block – 5 Commercial (Office) Building.
8. CFO issued by KSPCB vide No.AW-330767 PCB ID: 108249, dated: 05-04-2022 for Block – 6 Residential Apartment Building
9. CFO issued by KSPCB vide No. AW-326914 PCB ID: 85630, dated: 21-09-2021 for Block – 5 Commercial (Office) Building.

\*\*\*\*\*

The Plan for the construction of Residential Apartment Building Comprising of 3 Wings in Block – 6 consisting of GF+33 UF with 3 Basement Floors comprising 934 Units and 6 Wings in Block – 7 Consisting of GF+33 UF with 3 Basement Floors comprising of 1227 Units totally comprising of 2161 Units in South Parcel at Property Katha No. 6/1, Chokkanahalli Village, Yelahanka Hobli, Ward No. 05, Yelahanka Zone, Bengaluru was sanctioned by this office vide reference (3). Occupancy Certificate for Block – 7 Residential Apartment Building was issued on 09-12-2020. Now the applicant has applied for Occupancy Certificate vide reference (1) for 3 Wings in Block – 6 i.e., Wing –G Consisting of GF+28 UF and Wing - H & J Consisting of GF+33 UF with Common 3 Basement Floors having 913 Units (Including EWS). The Commencement Certificate for Block – 6 was issued on 25-04-2019. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Residential Apartment Building - 6 vide Ref. No. (6).KSPCB vide Ref (8) has issued consent for Operation of Sewage Treatment Plant (STP).

The Modified Plan for the construction of Block – 5 Commercial (Office) Building Comprising of GF + 18 UF in Wing – A & B with Common Three Basement Floors in North Parcel at Property Katha No. 6/2, Chokkanahalli Village, Yelahanka Hobli, Ward No. 05, Yelahanka Zone, Bengaluru was sanctioned by this office vide reference (4). Occupancy Certificate (Partial) for Block – 5, Wing – A Commercial

Joint Director of Town Planning (North)  
Bruhat Bengaluru MahanagaraPalike

11/7

11/07/22



(Office) Building on 19-11-2021. Now the Applicant vide reference (2) has applied for Occupancy Certificate (Partial) consisting of GF+18UF in Wing – B (Office) with partial 3 Common Basement Floors in Block - 5. The Commencement Certificate was issued on 19-06-2019 and Occupancy Certificate was issued for Wing – A in Block – 5 on 19-11-2021. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Block – 5 Commercial (Office) Building vide Ref. No. (7). KSPCB vide Ref (9) has issued consent for Operation of Sewage Treatment Plant (STP).

The Block – 6 Residential Apartment Building in South Parcel and Block – 5 Wing – B Commercial (Office) Building in North Parcel was inspected by the Officers of Town Planning Section on 08-04-2022 for the issue of Occupancy Certificate, it is observed that, the buildings has been completed with some modifications 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 Block – 6 Residential Apartment Building in South Parcel and Block – 5 Wing – B Commercial (Office) Building was approved by the Chief Commissioner vide ref (5).

Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed dated: 24-05-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST, Licence Fee, Scrutiny fee and Remaining Arrears Fees of Rs. 13,28,58,815/-. (Rupees Thirteen Crores Twenty Eight Lakhs Fifty Eight Thousand Eight Hundred and Fifteen only). As per the Hon'ble High Court Interim order vide W.P. No. 10422/2022 (LB-BMP) dated: 30-05-2022, the applicant has paid of Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakhs only) in the form of DD No.002453 dated: 31-05-2022 drawn on Bank of Baroda., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000044 dated: 05-07-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy the Block – 6 Residential Apartment Building comprising of 3 Wings i.e., Wing –G Consisting of GF+28 UF and Wing - H & J Consisting of GF+33 UF with Common 3 Basement Floors comprising 913 Units (Including EWS) in South Parcel at Property Katha No. 6/1 and Block – 5 Wing – B Commercial (Office) Building comprising of GF+18UF with partial 3 Common Basement Floors in North Parcel at Property Katha No. 6/2, Ward No. 05, Chokkanahalli Village, Yelahanka Hobli, Yelahanka Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

#### Block – 6 Wing – G, H & J Residential Apartment Building in South Parcel

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor - 3	10503.27	257 No.s of Car Parking, Fan Room, Lobbies, Lifts and Staircases
2	Basement Floor - 2	10830.66	244 No.s of Car Parking, Fan Room, STP, Plant Room, Lobbies, Lifts and Staircases
3	Basement Floor - 1	10816.39	246 No.s of Car Parking, Fan Room, Pump Room, Lobbies, Lifts and Staircases

Joint Director of Town Planning (North)  
Bruhat Bengaluru MahanagaraPalike





4	Ground Floor	9746.95	05 Nos of Residential Units, 167 No.s of Car Parking, Music Room, Store Room, Office Room, Electrical Room, Generator Room, Fan Room, Communication Room, UPS room, Corridors, Lobbies, Lifts and Staircases
5	First Floor	3404.72	27 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
6	Second Floor	3035.39	27 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
7	Third Floor	3299.42	30 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
8	Fourth Floor	3279.05	30 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
9	Fifth Floor	3545.83	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
10	Sixth Floor	3544.89	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
11	Seventh Floor	3522.70	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
12	Eighth Floor	3540.21	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
13	Ninth Floor	3550.51	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
14	Tenth Floor	3517.09	31 Nos of Residential Units, , Corridors, Lobbies, Lifts and Staircases
15	Eleventh Floor	3509.63	31 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
16	Twelveth Floor	3508.90	31 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
17	Thirteenth Floor	3486.50	31 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
18	Fourteenth Floor	3540.21	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
19	Fifteenth Floor	3550.51	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
20	Sixteenth Floor	3517.09	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
21	Seventeenth Floor	3545.83	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
22	Eighteenth Floor	3544.89	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
23	Ninteenth Floor	3522.70	31 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
24	Twentyeth Floor	3504.00	31 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
25	Twenty First Floor	3514.51	31 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases

Joint Director of Town Planning (North)  
Bruhat Bengaluru MahanagaraPalike

*Handwritten signature*

*Handwritten signature*



26	Twenty Second Floor	3480.88	31 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
27	Twenty Third Floor	3527.88	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
28	Twenty Fourth Floor	3431.01	25 Nos of Residential Units, Club House (Waiting Loungue, Book Store, Convinient Store, Massage Center, Squash Court, Badminton Court) Corridors, Lobbies, Lifts and Staircases
29	Twenty Fifth Floor	3171.40	25 Nos of Residential Units, Club House, Food and Beverages, Toilets, Corridors, Lobbies, Lifts and Staircases
30	Twenty Sixth Floor	2829.77	25 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
31	Twenty Seventh Floor	2831.65	25 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
32	Twenty Eighth Floor	2798.02	24 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
33	Twenty Ninth Floor	2790.61	24 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
34	Thirtieth Floor	2795.43	24 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
35	Thirty First Floor	2831.66	22 Nos of Duplex Residential Units, Corridors, Lobbies, Lifts and Staircases
36	Thirty Second Floor	2426.86	
37	Thirty Third floor	1283.51	AV Room, Society Offices, Party Room, Kitchen, Banquet hall, Cafe, Party Hall, Club Admin Room, Service Rooms, CMV Room, computer Room, Art and Craft Room, Dance Hall, Convenience Store, Saloon, Laundry, Restaurant, yoga, Card Room.
38	Terrace Floor	251.80	Lift Machine Room, Staircase Head Room, Solar Panel and OHT
	<b>Total</b>	<b>149332.33</b>	<b>913 Units (Including EWS)</b>
39	FAR		2.275 < 3.00 (Including earliler OC issued Block - 7)
40	Coverage		23.19% < 50% (Including earliler OC issued Block - 7)

### Block - 5 Wing - B Commercial (Office) Building in North Parcel

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor - 3	8310.41	243 No.s of Car Parking, STP, Pump Room, Lobbies, Lifts and Staircases
2	Basement Floor - 2	8180.30	188 No.s of Car Parking, STP, Lobbies, Lifts and Staircases
3	Basement Floor - 1	8117.10	406 No.s of Car Parking, Electrical Room, Communication Room, Lobbies, Lifts and Staircases

Joint Director of Town Planning (North)  
Bruhat Bengaluru MahanagaraPalike

*[Handwritten signature]*

*[Handwritten signature]*





4	Ground Floor	4671.04	229 No.s of Car Parking, Electrical Room, Garbage Room, Lobbies, Lifts and Staircases.
5	First Floor	3378.75	Office Space, Food Court, Coffee Shop, Waiting Lounge, Reception, Entrance Plaza, Communication Room, AHU Room, Electrical Room, Lobbies, Lifts and Staircases.
6	Second Floor	3096.18	Office Space, Communication Room, AHU Room, Electrical Room, Lobbies, Lifts and Staircases.
7	Third Floor	3589.01	Office Space, Communication Room, AHU Room, Electrical Room, Lobbies, Lifts and Staircases.
8	Fourth Floor	3568.22	Office Space, Communication Room, AHU Room, Electrical Room, Lobbies, Lifts and Staircases.
9	Fifth Floor	3561.51	Office Space, Communication Room, AHU Room, Electrical Room, Refuge Areas, Lobbies, Lifts and Staircases.
10	Sixth Floor	3568.22	Office Space, Communication Room, AHU Room, Electrical Room, Lobbies, Lifts and Staircases.
11	Seventh Floor	3568.22	Office Space, Communication Room, AHU Room, Electrical Room, Lobbies, Lifts and Staircases.
12	Eighth Floor	3568.22	Office Space, Communication Room, AHU Room, Electrical Room, Lobbies, Lifts and Staircases.
13	Ninth Floor	3561.51	Office Space, Communication Room, AHU Room, Electrical Room, Refuge Areas, Lobbies, Lifts and Staircases.
14	Tenth Floor	3568.22	Office Space, Communication Room, AHU Room, Electrical Room, Lobbies, Lifts and Staircases.
15	Eleventh Floor	3568.22	Office Space, Communication Room, AHU Room, Electrical Room, Lobbies, Lifts and Staircases.
16	Twelveth Floor	3568.22	Office Space, Communication Room, AHU Room, Electrical Room, Lobbies, Lifts and Staircases.
17	Thirteenth Floor	3561.51	Office Space, Communication Room, AHU Room, Electrical Room, Refuge Area, Lobbies, Lifts and Staircases.
18	Fourteenth Floor	3568.22	Office Space, Communication Room, AHU Room, Electrical Room, Lobbies, Lifts and Staircases.
19	Fifteenth Floor	3568.22	Office Space, Communication Room, AHU Room, Electrical Room, Lobbies, Lifts and Staircases.
20	Sixteenth floor	3568.22	Office Space, Communication Room, AHU Room, Electrical Room, Lobbies, Lifts and Staircases.
21	Seventeenth Floor	3561.51	Office Space, Communication Room, AHU Room, Electrical Room, Refuge Area, Lobbies, Lifts and Staircases.
22	Eighteenth Floor	3568.22	Office Space, Communication Room, AHU Room, Electrical Room, Lobbies, Lifts and Staircases.
23	Terrace Floor	284.14	Lift Machine Room, Staircase Head Room and OHT
	<b>Total</b>	<b>93123.39</b>	

Joint Director of Town Planning (North)  
Bruhat Bengaluru MahanagaraPalike

*[Signature]*

*[Signature]*



24	FAR		0.239 < 3.00 (Block – 5, Wing – B) 2.609 < 3.00.(Including earlier OC issued Blocks)
25	Coverage		1.888 % < 50% (Block – 5, Wing – B) 31.679 % < 50% (Including earlier OC issued Blocks)

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

1. The car parking at Three Basement Floors area and Surface area in Block – 6 Residential Apartment Building in South Parcel and Partial Three Basement Floors area and Surface area in Block – 5 Wing – B Commercial (Office) Building in North Parcel 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. Three Basement Floors area and Surface area in Block – 6 Residential Apartment Building in South Parcel and Partial Three Basement Floors area and Surface area in Block – 5 Wing – B Commercial (Office) Building in North Parcel area should be used for car parking purpose only and the additional area if any available in, Three Basement Floor area 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.
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.

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

*[Handwritten signature]*

*[Handwritten signature]*





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. No. 10422/2022 (LB-BMP) as sworn in the affidavit submitted to this office in respect of payment of fee. If order is passed in favour of BBMP, the Owner / Developer should pay the remaining balance fees as per the submitted undertaking. If fails this Occupancy Certificate will be withdrawn.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No GBC(1)/609/2014, Docket No. KSFES/CC/483/2021 dated: 22-12-2021 for Block – 6 Residential Apartment Building & GBC(1)/44/2018, dated: 12-04-2022 for Block – 5 Commercial (Office) Building and CFO from KSPCB vide No.AW-330767 PCB ID: 108249, dated: 05-04-2022 for Block – 6 Residential Apartment Building & No. AW-326914 PCB ID: 85630, dated: 21-09-2021 for Block – 5 Commercial (Office) Building and Compliance of submissions made in the affidavits filed to this office.
17. The remaining Blocks in North and South Parcel should be completed as per the sanctioned plan and Occupancy Certificate should be obtained by this office.
18. 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 Bhartiya City Developers pvt Ltd.,  
# 1/5, Palace Road,  
Bengaluru – 560 001.

Copy to.

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

Joint Director of Town Planning (North)  
Bruhat Bengaluru MahanagaraPalike

11/7

11/07/22