



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/LP/0322/2017-18

Dated: 06/18/22

OCCUPANCY CERTIFICATE (FINAL)

Sub: Issue of Occupancy Certificate for the Residential Apartment Building – 1, 2, 3 & 4 at Property Khata No. 843, Sy No. 21 & 22, Ananthapura Village, Yelahanka Hobli, Bengaluru North Taluk, Ward No. 02, Yelahanka Zone, Bengaluru.

- Ref: 1) Application for issue of Occupancy Certificate dated: 25-03-2022
- 2) Building Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH /LP/0322/2017-18, Dated: 22-05-2018.
- 3) Approval of Chief Commissioner for issue of Occupancy Certificate) Dated: 26-07-2022.
- 4) CFO issued by KSPCB vide No. AW-330543 PCB ID: 104243 dated: 24-03-2022

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The Plan was Sanctioned by this office vide reference (2) for construction of Residential Apartment Building – 1 & 5 Consisting of BF+GF+4UF, Building – 2, 3, 4, 6, 7 & 8 Consisting of GF+4UF and Clubhouse Building – 9 Consisting of BF+GF+3UF totally comprising of 896 Units (including 84 EWS units) at Katha No. 843, Sy No. 21 & 22, Ananthapura Village, Yelahanka Hobli, Bengaluru North Taluk, Ward No. 02, Yelahanka Zone, Bengaluru. The Commencement Certificate issued for Building – 1 to 4 on 08-10-2020 and Building – 5 to 9 on 26-07-2019. The Occupancy Certificate (Partial) issued for Building - 5, 6, 7 & 8 and Clubhouse Building – 9 by this office on dated: 16-07-2021. KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP). Now, the applicant has applied for Building – 1 Consisting of BF+GF+4 UF and Building – 2 to 4 Consisting of GF+4 UF totally comprising of 400 Units (Including 22 EWS Units).

Residential Apartment Building 1, 2, 3 & 4 was inspected by the Officers of Town Planning Section on 18-06-2022 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-Law and the same is approved by the Chief Commissioner on date: 26-07-2022. Subsequent to the approval accorded by the Chief Commissioner the applicant was endorsed on dated. 27-07-2022 to remit the compounding fee for the deviated portion, ground rent arrears including GST and Scrutiny fee worked out to Rs.27,92,000/- (Rs.Twenty Seven Lakhs Ninty Two Thousand Only) and the same has been paid by the applicant in the form of DD No: 186474, drawn on HDFC Bank Ltd. KasturBa Road, Bengaluru Service Branch., dated: 30-07-2022 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000054 dated: 01-08-2022.

Hence, Permission is hereby granted to occupy the Residential Apartment Building – 1 Consisting of BF+GF+4 UF and Building – 2 to 4 Consisting of GF+4 UF totally comprising of 400 Units (Including 22 EWS Units) constructed at Property Katha No. 843, Sy No. 21 & 22, Ananthapura Village, Yelahanka Hobli, Bengaluru North Taluk, Ward No. 02, Yelahanka Zone, Bengaluru,. This Occupancy Certificate (Final) is accorded with the following details.

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

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Residential Apartment Building – 1, 2, 3 & 4

Sl. No.	Floor Descriptions	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	4275.06	136 Nos of Car parking, STP, WTP Service Room, Pump Room Communication Room, Electrical Rooms, Stores, Lobbies, Lifts & Staircases
2	Ground Floor	9284.15	32 Nos. of Residential Units, 241 Nos of Ground level Carparking OWC, Lift Electrical Rooms, Communication Room, Lobbies, Lifts & Staircases
3	First Floor	8211.31	92 Nos. of Residential Units, Lobbies, Lifts & Staircases
4	Second Floor	8317.16	92 Nos. of Residential Units, Lobbies, Lifts & Staircases
5	Third Floor	8317.16	92 Nos. of Residential Units, Lobbies, Lifts & Staircases
6	Fourth Floor	8317.16	92 Nos. of Residential Units, Lobbies, Lifts & Staircases
7	Terrace Floor	254.60	LMR, Staircase Head Room, OHT, Solar Panels / Battery Room,
8	Total	46976.60	400 No. of Residential Units
	FAR		1.949 > 2.00 (Building – 1 to 9 and Club House)
	Coverage		49.88% < 60% (Building – 1 to 9 and Club House)

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor, Part of Ground Floor and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of 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 of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. Basement Floor, Part of Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor, 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).

M. N. Srinivas
06/08/2022

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

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7. 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.
8. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
9. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal.
10. The Applicant / Owner / Developers shall make necessary provision to charge electrical vehicles.
11. The Applicant / Owner / Developers shall plant one tree for every 240 Sqm. of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit / development plan.
12. 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 MahanagaraPalike**

To,
M/s Sahani Krishna Promoters and Developers Pvt. Ltd.,
M/s Vaishnavi Anushka Infrastructures LLP GPA Holder.
2/2, off Vital Malya Road, Walton Road,
Bengaluru – 560001

Copy to

1. JC / EE (Yelahanka) / AEE/ ARO (Yelahanka Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy


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


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