



## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0236/2012-13

Date: 16-08-2022

### OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for Parcel – 3, Building – 4, Block U, V, W & X Residential Apartment Building and Club House at Property Katha No. 4, 6, 12, 22 & 24, Sy No. 15/4 (P), 18/1, 19/1(P), 19/4, to 19/13, 19/14(P), 19/16 (P), 20/2 of Nagareshwara Nagenahalli & 43/1, 45/1, 45/2, 54(P), 55(P), 58 (P), of Kottanuru Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 25, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated:04-03-2020 & 22-03-2021  
2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/ LP/ 0236/12-13 dated: 04-03-2013  
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 29-11-2021  
4) Fire Clearance for the Occupancy Certificate vide No:GBC(1)/286/2010, Docket No. KSFES/CC/319/2019 dated: 16-11-2019  
5) CFO issued by KSPCB vide No. PCB/288/CNP/10/5745, dated: 26-12-2015

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The Plan was sanctioned for the Construction of Residential Apartment Building consisting of Parcel – 3, Building – 4, Block – U, V, W & X consisting of 2BF+GF+17 UF and Club House consisting of GF+3 UF totally comprising of 286 Units at Property Khatha No. 4, 6, 12, 22 & 24, Sy No. 15/4 (P), 18/1, 19/1(P), 19/4, to 19/13, 19/14(P), 19/16 (P), 20/2 of Nagareshwara Nagenahalli & 43/1, 45/1, 45/2, 54(P), 55(P), 58 (P), of Kottanuru Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 25, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 04-05-2015. 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 Parcel – 3, Building – 4, Block U, V, W & X Residential Apartment Building and Club House Building was inspected by the Officers of Town Planning Section on 06-04-2021 for the issue of Occupancy Certificate (Partial) 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 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: 16-12-2021 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 2,21,35,000/- (Rupees Two Crores Twenty One Lakhs thirty Five Thousand only) As per the Hon'ble High Court Interim order vide W.P. No. 23824/2021 (LB-BMP) dated: 22-12-2021 the applicant has paid of Rs. 1,10,68,000/- (Rupees One Crore Ten Lakhs Sixty Eight Thousand only) in the form of DD No.879604 dated: 13-05-2022 and DD No. 879595 dated: 07-05-2022 drawn on Panjab National Bank The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000052 dated: 27-07-2022.

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Hence, Permission is hereby granted to occupy Residential Apartment Building (Parcel – 3), Building – 4, Block – U, V, W & X consisting of 2BF+GF+17 UF and Club House consisting of GF+3 UF totally comprising of 286 Units at Property Khatha No. 4, 6, 12, 22 & 24, Sy No. 15/4 (P), 18/1, 19/1(P), 19/4, to 19/13, 19/14(P), 19/16 (P), 20/2 of Nagareshwara Nagenahalli & 43/1, 45/1, 45/2, 54(P), 55(P), 58 (P), of Kottanuru Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 25, Mahadevapura Zone, Bengaluru Occupancy Certificate (Partial) is accorded with the following details.

**Parcel – 3, Building – 4, Block U, V, W & X Residential Apartment Building and Club House**

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	7774.12	120 No.s of Car Parking, Lobbies, Lifts and Staircases
2	Upper Basement Floor	18461.42	195 No.s of Car Parking, OWC Room, Garbage Segregation Room, Pump room, STP, Lobbies, Lifts and Staircases
3	Ground Floor	2156.43	14 No.s of Residential Units, DG Yard, RWH, Transformer Yard, Swimming Pool, Corridor, Balcony, Lobbies, Lifts and Staircases.
4	First Floor	2197.80	16 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
5	Second Floor	2197.80	16 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
6	Third Floor	2197.80	16 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
7	Fourth Floor	2197.80	16 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
8	Fifth Floor	2197.80	16 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
9	Sixth Floor	2197.80	16 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
10	Seventh Floor	2197.80	16 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
11	Eighth Floor	2197.80	16 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
12	Ninth Floor	2197.80	16 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
13	Tenth Floor	2197.80	16 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
14	Eleventh Floor	2197.80	16 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.

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15	Twelveth Floor	2197.80	16 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
16	Thirteenth Floor	2197.80	16 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
17	Fourteenth Floor	2197.80	16 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
18	Fifteenth Floor	2197.80	16 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
19	Sixteenth Floor	2197.80	16 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
20	Seventeenth Floor	2197.80	16 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
21	Terrace Floor	179.92	Lift Machine Room, Staircase Head Room, OHT and Solar Panel,
	<b>Total - I</b>	<b>65934.49</b>	<b>286 Units</b>

#### Club House

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	1212.37	Convenience Store, Badminton Court, Squash Court, Cafeteria, CRECHE, Electrical Room, SPA, Propcare, Web Park, Kitchen Electrical Room, Reception, Pantry, Store, Toilets, Lobby, Lift & Staircase
2	First Floor	926.53	Table tennis, Library, Meditation Room, Gym, Longue, Store, Pantry, Toilets, Lobby, Lift & Staircase
3	Second Floor	988.41	Indoor Games, Games Room, Craft Room, TV Room, Movie Theatre, Gaming Zones, Billiards, Toilets, Lobby, Lift & Staircase
4	Third Floor	744.88	Multi Purpose Hall 1 & 2, Pantry, Stores, Toilets, Lobby, Lift & Staircase
5	Terrace	36.25	Lift Machin Room, Staircase Head Room and OHT
	<b>Total -II</b>	<b>3908.44</b>	
	<b>Grand Total I &amp; II</b>	<b>69842.93</b>	
6	FAR		<b>0.164 &lt; 3.00</b>
7	Coverage		<b>2.24% &lt; 50%</b>

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This Occupancy Certificate (Partial) 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 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., and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
9. 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.
10. 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.
11. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
12. 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.
13. The Remaining Building should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
14. This Occupancy Certificate is subject to conditions laid out in the Clearance from Fire Force Department GBC(1)/286/2010, Docket No. KSFES/CC/319/2019 dated: 16-11-2019 CFO from KSPCB vide No. PCB/288/CNP/10/5745, dated: 26-12-2015and Compliance of submissions made in the affidavits filed to this office.

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15. The Demand for payment of fees in interim stay as per the order of the Hon'ble High Court vide W.P. No. 23824/2021 dated. 22-12-2021 is subject to condition for remittance of such cost in future, based on the outcome of the final order of the Hon'ble High Court as per the Court Order and Indemnity Bond submitted 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 Occupancy (Partial) Certificate issued will be withdrawn without any prior notice.

Sd/-

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

To,

Sri. B.S.N.Hari & Others (Katha Holder)  
M/s Manthri Developers Pvt Ltd., (GPA Holder)  
# 41, Manthri House, Vittal Malya Road,  
Bangalore – 560 001.

Copy to

1. JC (Mahadevapura Zone) / EE (K.R.PuramDivision) / AEE/ ARO (Horamavu 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

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16/08/2022  
**Joint Director (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike**

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