



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/ LP/0001/2020-21
BBMP/Addl.Dir/JD NORTH/ LP/0205/2013-14

Date: 01/09/2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Tower - A, B, C, D, E & F Residential Apartment Building and Club House Building at Property Katha No. 1455, Sy No. 62(P), & 63/2, Thubarahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 85, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated:24-06-2022
 2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0001/2020-21 Dated: 08-09-2020
 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 03-08-2022
 4) Fire Clearance for the Occupancy Certificate vide No: GBC(1)53/2013 Docket No. KSFES/ CC/339/2022, dated: 25-07-2022
 5) CFO issued by KSPCB vide No. AW-332189 PCB ID: 131921 dated: 12-07-2022

The Modified Plan was sanctioned for the Construction of Residential Apartment Building Tower - A, B- C, D, E & F Consisting of BF+GF+13 UF and Club House consisting of BF+GF+1 UF totally comprising of 363 (Including 33 EWS units) Units at Property Khatha No. 1455, Sy No. 62(P), & 63/2, Thubarahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 85, Mahadevapura Zone, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 27-02-2019. 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 Residential Apartment and Club House Building was inspected by the Officers of Town Planning Section on 02-07-2022 for the issue of Occupancy Certificate it is observed that, there is deviation in construction with reference to the Modified 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 and Club House Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 06-08-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 1,27,27,700/- and balance Modified Plan Sanctioned Fees of Rs. 66,11,595/-. But as per the Hon'ble High Court Interim order vide W.P. No. 16665/2022 (LB-BMP) dated: 23-08-2022 the applicant has paid Rs. 35,14,250/- (Rupees Thirty Five Lakhs Fourteen Thousand Two Hundred and Fifty only) in the form of DD No. 011493 dated:30-08-2022 drawn on Axis Bank, Corporate Banking Branch Bank and taken into BBMP account vide receipt No.RE-ifms 331-TP/0000065 dated: 30-08-2022

Hence, Permission is hereby granted to occupy Residential Apartment Building Tower - A, B- C, D, E & F Consisting of BF+GF+13 UF and Club House consisting of BF+GF+1 UF totally comprising of 363 (Including 33 EWS units) Units at Property Khatha No. 1455, Sy No. 62(P), & 63/2, Thubarahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 85, Mahadevapura Zone, Bangalore Occupancy Certificate is accorded with the following details.

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

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Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	12872.67	293 No.s of Car Parking, Pump Room, House Keeping Room, Electrical Rooms, Store Rooms, UG Water Sumps, Fire Water Sumps, Lobbies, Lifts and Staircases
2	Ground Floor	4247.49	25 No.s of Residential Units, 133 No.s of surface Car Parking, Reception, Meeting Room, Manager Room, Home Work Rooms, Banquest Hall, Wi-fi Zone, Store Room, Badminton Hall, Rest Room, Pantry, Toilets, Lobbies, Lifts and Staircases.
3	First Floor	3887.96	26 No.s of Residential Units, Gym, Health Club, Games Room, Void of Badminton Hall, Void of Court Yard, Manager Room, Toilets, Lobbies, Lifts and Staircases.
4	Second Floor	3399.43	26 No.s of Residential Units, Pantry, Open Terrace of Club House, Toilets, Lobbies, Lifts and Staircases.
5	Third Floor	3426.53	26 No.s of Residential Units, Lobbies, Lifts and Staircases
6	Fourth Floor	3342.48	26 No.s of Residential Units, Lobbies, Lifts and Staircases
7	Fifth Floor	3427.70	26 No.s of Residential Units, Lobbies, Lifts and Staircases
8	Sixth Floor	3347.61	26 No.s of Residential Units, Lobbies, Lifts and Staircases
9	Seventh Floor	3353.52	26 No.s of Residential Units, Lobbies, Lifts and Staircases
10	Eighth Floor	3347.61	26 No.s of Residential Units, Lobbies, Lifts and Staircases
11	Ninth Floor	3427.70	26 No.s of Residential Units, Lobbies, Lifts and Staircases
12	Tenth Floor	3347.61	26 No.s of Residential Units, Lobbies, Lifts and Staircases
13	Eleventh Floor	3427.70	26 No.s of Residential Units, Lobbies, Lifts and Staircases
14	Twelveth Floor	3347.61	26 No.s of Residential Units, Lobbies, Lifts and Staircases
15	Thirteenth Floor	3733.30	26 No.s of Residential Units, Lobbies, Lifts and Staircases
16	Terrace Floor	269.33	Lift Machine Room, Staircase Head Room, OHT and Solar Panel,
	Total - I	62206.25	363 (Including 33 EWS units)

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

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	FAR	2.243 < 2.25
	Coverage	21.01% < 55%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement 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. Basement Floor and Surface area should be used for car parking purpose only and the additional area if any available in, Basement 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, 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.

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

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13. This Occupancy Certificate is subject to conditions laid out in the Clearance from Fire Force Department GBC(1)53/2013 Docket No KSFES/ CC/339/2022, dated: 25-07-2022 and CFO from KSPCB vide No AW-332189 PCB ID: 131921 dated: 12-07-2022 and Compliance of submissions made in the affidavits filed to this office.
14. The Demand for payment of fees in interim stay as per the order of the Hon'ble High Court vide W.P. No. 16665/2022 (LB-BMP) dated: 23-08-2022 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.
15. The Applicant / Owner has to abide by the Final order out come of W.P. No. 26405/2018 (LB-BMP).
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 Certificate issued will be withdrawn without any prior notice.

[Handwritten Signature]
Joint Director (Town Planning – North)
Bruhat Bengaluru/Mahanagara Palike

To,

Smt. Kavitha S. Malani and M/s V.S.Realtors Pvt Ltd., (Khata Holder)
M/s Tranquil Realty Pvt Ltd., Rep by its Director Sri. Arun Advani, GPA Holder
30, Vaswani Victoria, Victoria Road,
Bangalore – 560 047.