



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BDA/EM/TA-2/N/12/2006-2007

Date: 17/09/2022

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Property Katha No. 447/3/2, 4, Ward No. 07, Amruthahalli Village, Yelahanka Hobli, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Modified Plan Cum Occupancy Certificate (Partial) dated: 08-08-2019 & 15-09-2022
2) Plan sanctioned by BDA vide No. BDA/EM/TA-2/N/12/2006-07, DATED: 27-07-2006
3) Approval of Commissioner for issue Modified Plan Cum Occupancy Certificate (Partial) dated: 25-09-2019
4) Fire Renewal Clearance for the Occupancy Certificate vide No. GBC(1)/256/2005 Docket No. KSFES/CC/047/2020, dated: 29-06-2020
5) CFO issued by KSPCB vide No. W-326526 PCB ID: 102432, dated: 01-09-2021

The Plan was sanctioned by Bangalore Development Authority vide ref.(2) for the construction of Residential Apartment Building comprising of GF+11 UF in Building – 1 and GF+2UF Club House in Building – 2 totally comprising of 306 Units at Property Sy No. 3/2 & 4, Amruthahalli Village, Bangalore North Taluk, Yelahanka Hobli, Bengaluru and Licence was issued from Byatarayanapura, CMC on 30-12-2006. Subsequently from 2007 as the said property comes under jurisdiction of BBMP, Commencement Certificate for the said building was issued by this office on 16-04-2009.

Further, the applicant vide ref (1) has applied for sanction of Modified Plan Cum Occupancy Certificate to Modify the earlier Sanction plan issued vide ref (2) with modifications such as reducing the number of Residential units from 306 to 258 without any change in number of Floors, along with naming the Blocks as A,B, C, D, E & F in Building – 1 and reducing one floor Club House Building – 2 & with change in the shape of the Plot at Property Katha No. 447/3/2, 4, Ward No. 07, Amruthahalli Village, Yelahanka Hobli, Yelahanka Zone, Bengaluru.

The Residential Apartment Building – 1 & 2 was inspected by the Officers of Town Planning Section on 09-08-2019 for the issue of Modified Plan Cum Occupancy Certificate (Partial), it is observed that, construction work was under progress in Block – A in Building - 1 and 11 UF with common Ground Floor construction work has been completed in Block – B, C, D, E & F in Building – 1 and GF+1 UF Club House in Building – 2 in accordance with the submitted Modified Plan Proposal. The Fire and Emergency Services Department has issued Renewal Clearance Certificate to Occupy the Residential Apartment Building vide Ref. No. (4) and KSPCB has issued Consent for Operation vide Ref. No. (5).

The proposal for the issuance of Modified Plan Cum Occupancy Certificate (Partial) for the Residential Apartment Building was approved by the Chief Commissioner vide Ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated:10-10-2019 to remit Rs. 2,41,36,000/- (Rupees Two Crore Forty One Lakhs Thirty Six Thousand only) towards Compounding Fee, Modified Plan Sanction Fees, Ground rent arrears, GST, Lake Improvement Charges and Scrutiny Fees

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and Rs. 2,49,000/- (Rupees Two Lakhs Forty Nine Thousand only) towards Labour Cess . As per the Hon'ble High Court Interim order vide W.P. number 11723/2020 (LB-BMP) dated:21-10-2020 and W.P.No. 12204/2020 (LB-BMP), dated: 03-11-2019, the Applicant has paid of Rs. 69,95,500/- (Rupees Sixty Nine Lakhs Ninty Five Thousnd and Five Hundred only) in the form of DD No.102197 dated: 27-02-2021 & D.D.No. 102356 dated: 24-02-2021 drawn on Union Bank of India, The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000309 dated: 01-03-2021.

Hence, Permission is hereby granted to Occupy the Residential Apartment Building consisting of 11 UF with common Ground Floor comprising of 216 Units in Block – B, C, D, E & F of Building - 1 and GF+1 UF for Club House in Building – 2 at Property Katha No. 447/3/2, 4, Ward No. 07, Amruthahalli Village, Yelahanka Hobli, Yelahanka Zone, Bengaluru. Occupancy Certificate (Partial) is accorded with the following details.

Building – 1,

Eleven Upper Floors with Common Ground Floor in Block – B, C, D, E & F

Residential Apartment Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	7055.21	166 No.s of Car Parking at Ground Floor and 118 No.s of Surface Parking, Communication Room, Electrical Room, Garbage Room, Transformer Yard, RWH, STP, Lobby, Lift and Staircase
2	First Floor	2787.44	16 No.s of Residential units,Corridors, Lobby, Lift and Staircase
3	Second Floor	2829.48	20 No.s of Residential units,Corridors, Lobby, Lift and Staircase
4	Third Floor	2829.48	20 No.s of Residential units,Corridors, Lobby, Lift and Staircase
5	Fourth Floor	2861.13	20 No.s of Residential units,Corridors, Lobby, Lift and Staircase
6	Fifth Floor	2861.13	20 No.s of Residential units,Corridors, Lobby, Lift and Staircase
7	Sixth Floor	2861.13	20 No.s of Residential units,Corridors, Lobby, Lift and Staircase
8	Seventh Floor	2861.13	20 No.s of Residential units,Corridors, Lobby, Lift and Staircase
9	Eight Floor	2861.13	20 No.s of Residential units,Corridors, Lobby, Lift and Staircase
10	Ninth Floor	2861.13	20 No.s of Residential units,Corridors, Lobby, Lift and Staircase

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11	Tenth Floor	2861.13	20 No.s of Residential units, Corridors, Lobby, Lift and Staircase
12	Eleventh Floor	2861.13	20 No.s of Residential units, Corridors, Lobby, Lift and Staircase
13	Terrace Floor	301.43	Lift Machine Room, Staircase Head Room, OHT and Solar Panel
Total - I		38692.08	

Building - 2, Club House Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	172.23	Gym, Toilets, Changing Room, Shower and Water Closet, Steam, Staircase
2	First Floor	172.23	Gym, Toilets, Changing Room, Shower and Water Closet, Steam, Staircase
3	Terrace Floor	16.50	Staircase Head Room, OHT
Total - II		360.98	
GRAND TOTAL I & II		39225.88	
FAR			1.916 < 2.25
Coverage			47.74% < 55%

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

1. The car parking at 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. Ground Floor and Surface Parking area should be used for car parking and Services purpose only and the additional area if any available in Ground Floor and Surface Parking area shall be used exclusively for car parking and Services purpose only.
5. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles in Basement Floors.
6. Footpath and road side drain in front of the building should be maintained in good condition.
7. 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).

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8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
15. 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.
16. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan
17. Garbage originating from building shall be segregated and completely processed in the recycling processing unit in order to achieve Zero Waste Discharge
18. The Owner / Developer shall abide by the Final Judgement of Hon'ble High Court of Karnataka in the vide Writ Petition No. W.P. number 11723/2020 (LB-BMP) dated:21-10-2020 and W.P.No. 12204/2020 (LB-BMP), dated: 03-11-2019 as sworn in the affidavit submitted to this office in respect of payment of fee.
19. This Occupancy Certificate (Partial) is subject to conditions laid out in the Renewal Clearance for the Occupancy Certificate vide No. GBC(1)/256/2005 Docket No. KSFES/CC/047/2020, dated: 29-06-2020 and CFO issued by KSPCB vide No. W-326526 PCB ID: 102432, dated: 01-09-2021 and Compliance of submissions made in the affidavits filed to this office.

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Joint Director of Town Planning (North)
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20. This Modified Plan supersedes the earlier plan sanctioned obtained from BDA vide ref (1).
21. Block – A in Building – 1 should be completed as per the Modified Sanctioned Plan & Final Occupancy Certificate should be obtained from BBMP.
22. 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 (Partial) issued will be withdrawn without any prior notice.

Sd/-

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

To,

M/s Kare Electronics and Development Pvt. Ltd.,
Joint Ventures With Skyline Construction and Housing Pvt.Ltd.
11, Hays Road, Benaluru – 560025

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Kodigehalli 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 (Town Planning – North)
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