



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/0191/2015-16

Dated: 29-10-2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the EWS Residential Apartment Building at Property Katha No: 239/240/275/88/1, 240/276/89/1, Sy No. 88/1P, 88/2 P, 89/1, 89/2, 90, 91, 92/1, 93./1, 93/2 A, 93/2 B, 93/3, 93/4, 93/5, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2, 97/3, 98/1 P, 98/2, 98/3, 98/4, 99, 100/1 P, 100/1 A(P), 101/1 B, 101/2(P), 101/3(P), 102/1(P), 102/2(P), 102/3(P), 103, 104/1(P), 104/2, 104/3 104/4, Byatarayanapura Village, Yalahanka Hobli, Bengaluru North Taluku, Ward No. 07, Bengaluru.

- Ref:
- 1) Your application for issue of Occupancy Certificate dated:10-06-2022
 - 2) Modified Building Plan Sanctioned No.BBMP/Addl.Dir/JD North/LP/ 0191/2015-16, Dated:14-02-2019.
 - 3) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/288/2017, dated: 21-05-2022
 - 4) CFO issued by KSPCB videNo. W-333035 PCB ID 131227, Dated: 03-09-2022
 - 5) Approval of Commissioner for issue of Occupancy Certificate dated:16-09-2022

The Modified Plan for the construction of Residential Apartment Building Consisting of Residential Block -2R- Tower - 18 to 25 Consisting of 2BF+GF+14 UF, Block - 3R- Tower - 26 to 35 Consisting of 2BF+GF+14 UF, EWS Tower Consisting of GF+14 UF and Club House Consisting of GF+2 UF at Property Katha No: 239/240/275/88/1, 240/276/89/1, Sy No. 88/1P, 88/2 P, 89/1, 89/2, 90, 91, 92/1, 93./1, 93/2 A, 93/2 B, 93/3, 93/4, 93/5, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2, 97/3, 98/1 P, 98/2, 98/3, 98/4, 99, 100/1 P, 100/1 A(P), 101/1 B, 101/2(P), 101/3(P), 102/1(P), 102/2(P), 102/3(P), 103, 104/1(P), 104/2, 104/3 104/4, Byatarayanapura Village, Yalahanka Hobli, Bengaluru North Taluku, Ward No. 07, Bengaluru was sanctioned by this office vide reference (2). The Commencement Certificate was issued for EWS on 05-12-2018 and The Fire and Emergency Services department vide Ref No. (3) has issued Clearence Certificate to Occupy the Building. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). Now the Applicant has applied for issue of Occupancy Certificate for EWS Residential Apartment Building consisting of GF+14 UF comprising of 211 Units vide ref (1).

EWS Residential Apartment Building was inspected by the Officers of Town Planning Section on 28-07-2022 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-Laws - 2003. The proposal for the issuance of Occupancy Certificate for the EWS Residential Apartment building was approved by the Commissioner on date: 16-09-2022. The compounding fee for the deviated portion, ground rent arrears including GST and Scrutiny fee worked out to Rs.1,62,86,000/-. (Rs. One Crore Sixty Two Lakhs Eighty Six Thousand Only) and Demand notice was issued to remit this amount to BBMP has been paid by the applicant in the form of DD No: 575620 drawn on Kotak Mahindra Bank Ltd, dated: 19-10-2022 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000081 dated: 20-10-2022. The deviations effected in the building are condoned and regularized accordingly.

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

[Handwritten signatures and dates in green ink]
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Hence, Permission is hereby granted to occupy the EWS Residential Apartment Building Consisting of GF+14UF at Property Katha No: 239/240/275/88/1, 240/276/89/1, Sy No. 88/1P, 88/2 P, 89/1, 89/2, 90, 91, 92/1, 93./1, 93/2 A, 93/2 B, 93/3, 93/4, 93/5, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2, 97/3, 98/1 P, 98/2, 98/3, 98/4, 99, 100/1 P, 100/1 A(P), 101/1 B, 101/2(P), 101/3(P), 102/1(P), 102/2(P), 102/3(P), 103, 104/1(P), 104/2, 104/3 104/4, Byatarayanapura Village, Yalahanka Hobli, Bengaluru North Taluku, Ward No. 07, Bengaluru with the following details.

EWS Residential Apartment Building

Sl. No.	Floor Descriptions	Built Up Area (sqm)	Remarks
1.	Ground Floor	506.56	Fire Control Room, DG Room, Services Room, STP, Lobbies, Lifts and Staircases
2.	First Floor	548.15	9 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
3.	Second Floor	526.72	10 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
4.	Third Floor	741.89	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
5.	Fourth Floor	741.89	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
6.	Fifth Floor	741.89	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
7.	Sixth Floor	741.89	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
8.	Seventh Floor	741.89	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
9.	Eighth Floor	741.89	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
10.	Ninth Floor	741.89	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
11.	Tenth Floor	741.89	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
12.	Eleventh Floor	741.89	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
13.	Twelfth Floor	741.89	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
14.	Thirteenth Floor	741.89	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
15.	Fourteenth Floor	741.89	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
16.	Terrace Floor	68.42	Lift Machine Room, Staircase Head Room, OHT & Solar Panels
	Total Built Up Area	10552.53	211 Residential Units
17.	FAR		0.091 < 3.25
18.	Coverage		0.456 < 50%

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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking area at Basement Floor -1 of Block 1R Building 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 -1 of Block 1R should be used for car parking purpose only and the additional area if any available in Basement Floor -1 of Block 1R 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.
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

M. S. Srinivas
28/10/22

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

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15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/288/2017, dated: 21-05-2022 and CFO issued by KSPCB vide Consent No. W-333035 PCB ID 131227, Dated: 03-09-2022 and Compliance of submissions made in the affidavits filed to this office.
16. The Remaining Building / Blocks should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
17. 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 L & T Reality Developers Ltd.
Bellary Road, Byatarayanapura,
Bengaluru - 560092.

Received

N. S. R. D. H. A. R.

N. S. R. D. H. A. R.

Copy to

1. JC / EE (Byatarayanapura) / AEE/ ARO (Kodigehalli Sub-division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru - 560 042 for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
4. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

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