



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0103/17-18

Dated: 13/02/2023

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Building – 1 & 2 Residential Apartment Building and Club House at Property Khatha No. 127/34, (Sy No. 34/2, 35/1, 35/2, 35/3 & 35/4), Ward No. 5, Thirumenahalli Village, Yelahanka Hobli, Jakkuru, Bengaluru North Taluk, Yelahanka Zone, Bengaluru..

- Ref: 1) Your application for issue of Occupancy Certificate dated: 06-10-2022
2) Plan sanctioned by this office vide LP No. BBMP/Addl.Dir/JD North/0103/17-18 dated:01-03-2018
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 05-12-2022
4) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/201/2017, Docket no. KSFES/CC/469/2022, Dated: 20-09-2022
5) CFO issued by KSPCB vide No. W-333546 PCB ID: 134225 dated: 28-09-2022

The Plan was sanctioned for the construction of Residential Apartment Building Consisting of GF+12UF & Club House GF+3 UF in Building – 1 & GF+12 UF in Building – 2 with Common Two Basement Floors totally comprising of 460 Units at Property Khatha No. 127/34, (Sy No. 34/2, 35/1, 35/2, 35/3 & 35/4), Ward No. 5, Thirumenahalli Village, Yelahanka Hobli, Jakkuru, Bengaluru North Taluk, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was on 19-03-2019 by this Office. 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 Proposal was submitted by the applicant vide ref (1) for the issue of Occupancy Certificate Residential Apartment Building was inspected by the Officers of Town Planning Section on 09-11-2022 for the issue of Occupancy Certificate. During inspection, 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 Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 08-12-2022 to remit Rs. 68,20,000/- (Rupees Sixty Eight Lakhs Twenty Thousand only) towards Compounding fee for the deviated portion Ground rent arrears, GST and Scrutiny Fees. As per the Hon'ble High Court Interim order vide W.P. No. 25143/2022 (LB-BMP) dated: 15-12-2022 the applicant has paid of Rs. 2,68,000/- (Rupees Two Lakhs Sixty Eight Thousand only) in the form of DD No. 528144 dated: 04-02-2023 drawn on Axis Bank. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000139 dated: 07-02-2023.

Hence, Permission is hereby granted to Occupy Residential Apartment Consisting of 2B+GF+12UF in Building-1 along with a Club House consisting of B+GF+2 UF & 2B+GF+12 UF in Building – 2 totally comprising of 460 Units at Property Khatha No. 127/34, (Sy No. 34/2, 35/1, 35/2, 35/3 & 35/4), Ward No. 5, Thirumenahalli Village, Yelahanka Hobli, Jakkuru, Bengaluru North Taluk, Yelahanka Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

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Building – 1 Residential Apartment

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	12174.02	237 No.s of Car Parking, STP, UG Sump & pump room, Collection Sump, Lobbies, Staircases and Lifts
2	Upper Basement Floor	12038.16	284 No.s of Car Parking, Rain water Tank, Communication Room, DG room, Driver's Toilet Lobbies, Staircases and Lifts
3	Ground Floor	2366.32	16 No.s of Residential Units, 25 No.s of Car Parking, Corridors, Lobbies, Lifts and Staircases
4	First Floor	2253.32	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
5	Second Floor	2253.32	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
6	Third Floor	2253.32	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
7	Fourth Floor	2253.32	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
8	Fifth Floor	2253.32	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
9	Sixth Floor	2253.32	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
10	Seventh Floor	2253.32	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
11	Eighth Floor	2253.32	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
12	Ninth Floor	2253.32	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
13	Tenth Floor	2253.32	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
14	Eleventh Floor	2253.32	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
15	Twelveth Floor	2253.32	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
16	Terrace Floor	191.57	Lift Machine Room and Staircase Head Room, OHT, Solar Panel
	Total –I	53809.96	256 No.s of Residential Units

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Building – 2 Residential Apartment

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	1980.44	12 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
2	First Floor	1937.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
3	Second Floor	1937.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
4	Third Floor	1937.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
5	Fourth Floor	1937.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
6	Fifth Floor	1937.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
7	Sixth Floor	1937.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
8	Seventh Floor	1937.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
9	Eighth Floor	1937.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
10	Ninth Floor	1937.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
11	Tenth Floor	1937.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
12	Eleventh Floor	1937.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
13	Twelveth Floor	1937.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
14	Terrace Floor	152.72	Lift Machine Room and Staircase Head Room, OHT, Solar Panel
	Total –I	25387.39	204 No.s of Residential Units

Club House Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Upper Basement floor	451.37	Multipurpose hall, Pantry, AV Room, Association Room, Activity Room, Amphitheater,
2	Ground Floor	451.37	Café/Lounge, Library, Creche, Toilets,
3	First Floor	451.37	Gymnasium, Yoga, Toilets

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4	Second Floor	451.37	Badminton court, Table tennis, Squash court, Games zone
5	Terrace Floor	69.13	Lift Machine Room and Staircase Head Room
	Total - II	1874.61	
GRAND TOTAL – I, II & III		81071.90	
	FAR		2.901 < 3.00
	Coverage		25.25% < 50%

This Occupancy Certificate is issued subject to the following conditions:

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

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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. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
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.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No GBC(1)/201/2017, Docket no. KSFES/CC/469/2022, DATED: 20-09-2022 and CFO from KSPCB vide No W-333546 PCB ID: 134225 dated: 28-09-2022 and Compliance of submissions made in the affidavits filed to this office
16. The Demand for payment of fees as per the Interim order of the Hon'ble High Court vide W.P. No. 25143/2022 (LB-BMP) dated: 15-12-2022 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 and Indemnity Bond submitted to this office.
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 (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

To,

Master Saddam Shariff and Others (Katha Holder)
Rep by its GPA Holder For M/s, Goyal Hariyana Infrastructures
No. 206, Barton Centre, 84 M.G.Road,
Bengaluru.

Copy to :

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Whitefield 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), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

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