



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

No. BBMP/Addl.Dir/JD North/0072/2019-20

Dated: 06/03/2023

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Tower – 2, 3, 4, 5 & 6 Residential Apartment Building at Property Khatha No. 1117/25/6, 24/2, 24/4, 25/4, 20/1, 21/1B, 20/2, 3, 5, Doddakannahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 19-10-2022
2) Modified Plan sanctioned by this office vide LP No. BBMP/Addl.Dir/JD North/0072/19-20 dated:14-08-2020
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 14-02-2023
4) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/395/2017,dated: 22-06-2022
5) CFO issued by KSPCB vide No. W-329617 PCB ID: 40246 , dated: 04-02-2022

The Modified Plan was sanctioned for the construction of Residential Apartment Building Tower – 2, 3, 4, 5 & 6 Consisting of 2BF+GF+13 UF totally comprising of 532 Units (Including 55 EWS) Units at Property Khatha No. 1117/25/6, 24/2, 24/4, 25/4, 20/1, 21/1B, 20/2, 3, 5, Doddakannahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 19-08-2019 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 for Tower – 2, 3, 4, 5 & 6 Residential Apartment Building was inspected by the Officers of Town Planning Section on 29-10-2022 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: 23-02-2023 to remit Rs. 3,74,45,000/- (Rupees Three Crore Seventy Four Lakhs Forty Five Thousand only) towards Compounding fee for the deviated portion Ground rent arrears, GST and Scrutiny Fees, Arrears of Plan Sanctioned fee and Audit Objection Fees and has been paid by the Applicant in the form of DD No. 016666 dated: 22-02-2023 drawn on HDFC Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms331-TP/000148 dated: 24-02-2023 The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to Occupy Residential Apartment Tower – 2, 3, 4, 5 & 6 Consisting of 2BF+GF+13 UF totally comprising of 532 Units (Including 55 EWS) Units at Property Khatha No. 1117/25/6, 24/2, 24/4, 25/4, 20/1, 21/1B, 20/2, 3, 5, Doddakannahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura, Bangalore. Occupancy Certificate is accorded with the following details.

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Tower – 2, 3, 4, 5 & 6 Residential Apartment

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Upper Basement Floor	14424.22	353 No.s of Car Parking, STP, UG Sump & pump room, Collection Sump, Lobbies, Staircases and Lifts
2	Lower Basement Floor	14424.67	323 No.s of Car Parking, Rain water Tank, Communication Room, DG room, Driver's Toilet Lobbies, Staircases and Lifts
3	Ground Floor	5658.92	38 No.s of Residential Units, Transformer Yard, Corridors, Lobbies, Lifts and Staircases
4	First Floor	5658.01	38 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
5	Second Floor	5701.37	38 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
6	Third Floor	5688.27	38 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
7	Fourth Floor	5726.52	38 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
8	Fifth Floor	5627.70	38 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
9	Sixth Floor	5761.94	38 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
10	Seventh Floor	5658.01	38 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
11	Eighth Floor	5696.20	38 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
12	Ninth Floor	5688.27	38 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
13	Tenth Floor	5731.69	38 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
14	Eleventh Floor	5627.70	38 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
15	Twelveth Floor	5756.77	38 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
16	Thirteenth Floor	5658.01	38 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
17	Terrace Floor	596.62	Lift Machine Room and Staircase Head Room, OHT, Solar Panel
	Total – I	109084.90	532 No.s of Residential Units
	FAR		3.014 > 3.00
	Coverage		23.82% < 50%

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This Occupancy Certificate 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. 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 at Two Basement Floors 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. 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.

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Joint Director (Town Planning – North)
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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)/395/2017, dated: 22-06-2022 and CFO from KSPCB vide No W-329617 PCB ID: 40246 , dated: 04-02-2022 and Compliance of submissions made in the affidavits filed 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 Certificate issued will be withdrawn without any prior notice.

Sd/-

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

To,

M/s Mana Projects Pvt Ltd., Rep by its Director Sri. D.Kishor Reddy,
Falcon House, 20/7, 3rd Floor,
Kadubeesanahalli Village, Outer Ring Road,
Bangalore

Copy to :

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Marathahalli Sub-division) for information and necessary action.
2. Senior Environmental Office8r, 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)
Bruhat Bengaluru Mahanagara Palike**

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