



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0528/2013-14
PRJ/1895/2022-23

Dated: 19-05-2023

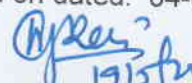
OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for Building – 1, Wing – 1 Residential Apartment Building at Property Khatha No. 1080, Survey No: 175, 170/1A, 170/1B, 170/2, 172/1,2, 169/1,2,3,4, 176/3, 177, 136/1, 136/2 & 137, Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 82, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 28-02-2023
2) Modified Plan sanctioned by this office vide No. PRJ/1895/2022-23 dated: 15-09-2022
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 27-04-2023
4) Fire Clearance for the Occupancy Certificate vide No: KSFES/CC/772/2022, dated: 22-12-2022
5) CFO issued by KSPCB vide No. AW-3337132 PCB ID: 131656 INW ID: 176828, dated: 29-03-2023

The Modified Plan was sanctioned for the construction of Residential Apartment Building Comprising of BUILDING – 1 Wing 01 & 07 -BF+GF+28UF, Wing 02 to 06 - BF+GF+30UF (Stepped Units Consisting of BF+GF+6 UF), BUILDING - 2 , Wing –1 & 2 Consisting of 4BF+GF+33 Uf For Residential Apartment Building, BUILDING - 3 3BF+GF+ +22 UF For Commercial Building and ROW HOUSEs – 1, 2 & 3 Consisting of GF+1UF totally comprising of 1440 Units (1234 units + 138 EWS = 1372 units + 68 Row Housing) Units at Property Khatha No. 1080, Survey No.: 175, 170/1A, 170/1B, 170/2, 172/1,2, 169/1,2,3,4, 176/3, 177, 136/1, 136/2 & 137, Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 82, Mahadevapura Zone, Bangalore by this office vide reference (2). 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). Now the applicant has applied for Modified Plan Cum Occupancy Certificate (Partial) BUILDING – 1, Wing- 01 Consisting of BF+GF+28UF comprising of 112 Units.

The Proposal submitted by the applicant vide ref (1) for the issue of Modified Plan Cum Occupancy Certificate (Partial) for Building – 1, Wing – 1 Residential Apartment Building was inspected by the Officers of Town Planning Section on 06-03-2023 for the issue of Occupancy Certificate. During the inspection it is observed that, the construction has been completed in accordance with the Modified Sanctioned Plan. The applicant has constructed the Residential Building in Building – 1 Wing – 1 with small changes in reduction in number of units from 114 to 112 by constructing duplex in 27th and 28th Floor. Since, the Partial Occupancy Certificate is now being considered only for Building – 1, Wing – 1 the percentage of violation will be calculated at the time of issue of Final Occupancy Certificate for the remaining Buildings. The proposal for the issuance of Occupancy Certificate (Partial) for Building -1, Wing - 1 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: 04-05-2023 to remit


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Rs. 1,85,000/- (Rupees One Lakh Eighty Five Thousand only) towards Scrutiny Fees, and the applicant has paid in the form of DD No. 363215 dated: 05-05-2023 drawn on Rathnakar Bank Ltd.,, The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000013 dated: 12-05-2023

Hence, Permission is hereby granted to Occupy Residential Apartment Building Comprising of Building - 1, Wing - 1 Consisting of BF+GF+28UF comprising of 112 Units at Property Khatha No. 1080, Survey No: 175, 170/1A, 170/1B, 170/2, 172/1,2, 169/1,2,3,4, 176/3, 177, 136/1, 136/2 & 137, Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 82, Mahadevapura Zone, Bangalore Modified Plan Cum Occupancy Certificate (Partial) is accorded with the following details.

Building - 1, Wing - 1 Residential Apartment Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	5341.07	04 Nos of Residential Units, 128 NO.s of Car Parking Provided at extended part of Ground Floor , Lobbies, Lifts and Staircases
2	First Floor	948.89	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
3	Second Floor	937.22	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
4	Third Floor	931.88	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
5	Fourth Floor	931.88	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
6	Fifth Floor	931.88	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
7	Sixth Floor	931.88	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
8	Seventh Floor	931.88	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
9	Eighth Floor	931.88	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
10	Ninth Floor	931.77	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
11	Tenth Floor	931.77	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
12	Eleventh Floor	931.77	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
13	Twelveth Floor	931.77	04 Nos of Residential Units, , Lobbies, Lifts and Staircases

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14	Thirteenth Floor	931.77	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
15	Fourteenth Floor	931.77	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
16	Fifteenth Floor	931.77	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
17	Sixteenth Floor	931.77	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
18	Seventeenth Floor	931.77	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
19	Eighteenth Floor	976.01	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
20	Nineteenth Floor	931.77	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
21	Twentyeth Floor	931.77	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
22	Twenty First Floor	931.77	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
23	Twenty Second Floor	931.77	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
24	Twenty Third Floor	931.77	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
25	Twenty Fourth Floor	931.77	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
26	Twenty Fifth Floor	931.77	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
27	Twenty Sixth Floor	931.77	04 Nos of Residential Units, , Lobbies, Lifts and Staircases
28	Twenty Seventh Floor	931.77	04 Nos of Residential Units (02 No.s Duplex Units and 02 No.s Regular Units), Lobbies, Lifts and Staircases
29	Twenty Eighth Floor	931.88	04 Nos of Residential Units (02 No.s Duplex Units and 02 No.s Regular Units), Lobbies, Lifts and Staircases
30	Terrace Floor	657.43	Lift Machine Rooms, Staircase Head Rooms, OHT & Solar Panels
	Total	32155.64	112 Residential Units.
	FAR		0.201 < 3.00
	Coverage		4.24% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Part of Ground Floor 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.

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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. Part of Ground Floor area should be used for car parking purpose only and the additional area if any available in at Part of Ground Floor 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. The area reserved for Lake & Nala Buffer as per the sanctioned plan by this office should not be deviated for other purpose and should not be encroached.
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.

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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. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No Docket No : KSFES/CC/772/2022, dated: 22-12-2022 and CFO from KSPCB vide No AW-3337132 PCB ID: 131656 INW ID: 176828, dated: 29-03-2023 and Compliance of submissions made in the affidavits filed to this office
17. The remaining Buildings should be completed as per the sanctioned plan and Commencement Certificate and Occupancy Certificate should be obtained from BBMP
18. The applicant has to obtain Occupancy Certificate for Basement. Since, it is a Common Basement from Wing 1 to Wing – 7 of Building – 1. The Car Parking for this building has been earmarked in the Ground Floor of extended part of Wing – 1.
19. 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,

Total Environment Habitat Pvt. Ltd, represented by Mr. Suresh Bhandhari
Having Office at - No:78, Imagine,
ITPL Main Road, EPIP Zone, Whitefield,
Bangalore - 560066

Copy to :

1. JC (Mahadevapura Zone) / EE (K.R.Puram Division) / AEE/ ARO (K.R.Puram 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.

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