



## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0503/2012-13  
PRJ/10473/2021-22

Dated: 19-05-2023

### OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for Building – 1, Block – A, B, C & D Residential Apartment Building and Club House at Property Khatha No. 857, Medahalli (Sy No. 79/1A, 79/2 & 81/1A of Medahalli Village and Sy No. 18/1 of Battarahalli Village), Bidarahalli Hobli, Bangalore East Taluk, Basavanapura Ward No. 53, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 31-03-2022  
2) Modified Plan sanctioned by this office vide No. PRJ/10473/2021-22 dated: 28-03-2022  
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 27-04-2022  
4) Renewal Fire Clearance for the Occupancy Certificate vide No: GBC(1) 504/2012, Docket No. KSFES/CC/119/2022, dated: 25-03-2022  
5) CFO issued by KSPCB vide No. W. 335723 PCB Id: 119799 INW ID 143539 dated: 24-01-2023

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The Modified Plan was sanctioned for the construction of Residential Apartment Building Comprising of Building - 1, Block- A, B, C & D consisting of BF+GF+18 and Part of 19 UF, Building - 2, Block - E consisting of BF+GF+18 and Part of 19 UF totally comprising of 306 Units at Property Khatha No. 857, Medahalli (Sy No. 79/1A, 79/2 & 81/1A of Medahalli Village and Sy No. 18/1 of Battarahalli Village), Bidarahalli Hobli, Bangalore East Taluk, Basavanapura Ward No. 53, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 20-09-2016. 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 Occupancy Certificate (Partial) Building - 1, Block- A, B, C & D consisting of BF+GF+18 Floor and Part of 19 Floor Including Club House comprising of 255 Units.

The Proposal submitted by the applicant vide ref (1) for the issue of Occupancy Certificate (Partial) for Building - 1 Residential Apartment Building was inspected by the Officers of Town Planning Section on 06-04-2022 for the issue of Occupancy Certificate. During the inspection it is observed that, the construction has been completed in accordance with the Sanctioned Plan. Since, the Partial Occupancy Certificate is now being considered only for Building - 1 the percentage of violation will be calculated at the time of issue of Final Occupancy Certificate for the remaining Building – 2 Building. The proposal for the issuance of Occupancy Certificate for Building -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: 30-04-2022 to remit Rs. 1,17,86,000/- (Rupees One Crore Seventeen Lakhs Eighty Six Thousand only) towards Ground rent arrears, GST and Scrutiny Fees, and the applicant has paid in the form of DD No. 069751 dated: 03-04-2023 drawn on IDBI Bank., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000007 dated: 24-04-2023.

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Hence, Permission is hereby granted to Occupy Residential Apartment Building Comprising of Building - 1, Block- A, B, C & D consisting of BF+GF+18 Floor and Part of 19 Floor Including Club House comprising of 255 Units at Property Khatha No. 857, Medahalli (Sy No. 79/1A, 79/2 & 81/1A of Medahalli Village and Sy No. 18/1 of Battarahalli Village), Bidarahalli Hobli, Bangalore East Taluk, Basavanapura Ward No. 53, Bangalore Occupancy Certificate is accorded with the following details.

**Building – 1, Tower A, B, C & D Residential Apartment Building including Club House.**

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	5235.83	125 No.s of Car Parking, Lobbies, Lifts and Staircases
2	Ground Floor	2043.58	6 Nos of Residential Units, 11 Nos. of Ground Floor Car Parking and 156 NO.s of Surface Parking, Childrens Play Area, Changing Room, Library, Party Hall, Toilets, Games Room, Transformer Yard, STP, RWH, UG Sump, Organic Waste Converter, Lobbies, Lifts and Staircases
3	First Floor	1955.67	11 Nos of Residential Units, Guest Rooms, Gym, Health Spa, Corridors, Lobbies, Lifts and Staircases
4	Second Floor	2103.54	14 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
5	Third Floor	2058.54	14 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
6	Fourth Floor	2058.54	14 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
7	Fifth Floor	2103.54	14 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
8	Sixth Floor	2058.54	14 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
9	Seventh Floor	2058.54	14 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
10	Eighth Floor	2103.54	14 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
11	Ninth Floor	2058.54	14 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
12	Tenth Floor	2058.54	14 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
13	Eleventh Floor	2103.54	14 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases

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13	Eleventh Floor	2103.54	14 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
14	Twelveth Floor	2058.54	14 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
15	Thirteenth Floor	2058.54	14 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
16	Fourteenth Floor	2103.54	14 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
17	Fifteenth Floor	2058.54	14 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
18	Sixteenth Floor	2058.54	14 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
19	Seventeenth Floor	2103.54	14 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
20	Eighteenth Floor	2053.63	14 Nos of Residential Units (12 No.s of Duplex Units and 02 No.s of Normal Units), Corridors, Lobbies, Lifts and Staircases
21	Ninteenth Floor	1598.34	Swimming Pool, Service Area, Sky Lounge / Lifts, Lobbies, Staircases
22	Terrace Floor	356.67	Lift Machine Rooms, Staircase Head Rooms, OHT & Solar Panels
	Total	46450.36	255 Residential Units.
	FAR		2.674 < 3.25
	Coverage		15.90% < 50%

**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at Basement Floor, Part of 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. 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, Part of Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in at Basement Floor, Part of Ground Floor and Surface area shall be used exclusively for car parking purpose only.

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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.
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 GBC(1) 504/2012, Docket No. KSFES/CC/119/2022, dated: 25-03-2022 and CFO from KSPCB vide No W. 335723 PCB Id: 119799 INW ID 143539 dated: 24-01-2023 and Compliance of submissions made in the affidavits filed to this office

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17. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be 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,

Sri C.M.Channappa S/o Chikka Muni Arasappa (Katha Holder)  
M/s A-One Shelters (P) Ltd. Rep by Its Managing Director  
Sri. Arjun Lal N Ahuja (GPA Holder)  
# 857, Medahalli (Sy No. 79/1A, 79/2 & 81/1A of Medahalli Village and  
Sy No. 18/1 of Battarahalli Village), Bidarahalli Hobli, Bangalore East Taluk,  
Basavanapura Ward No. 53, Bangalore

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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