



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0553/2011-12

Dated: 01-04-2023

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Sub: Issue of Occupancy Certificate for Residential Apartment Building Cluster – 4, Tower- F at Khata No. 13/2, Thanisandra Village, Ward No. 06, K R Puram Hobli, Yelahanka Zone, Bangalore East Taluk, Bengaluru.

- Ref: 1) Application for issue of Occupancy Certificate dated: 16-11-2022.
2) Building Plan sanctioned No. BBMP/Addl.Dir/JDNorth/0553/2011-12, dated : 11-12-2015.
3) Occupancy Certificate (Partial) issued for Cluster 1 & 2 Tower – A & B on 08-08-2016 & Cluster 3 Tower – C, D & E by this office dated: 14-12-2017
4) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/ 132/2011dated:08-11-2022
5) CFO issued by KSPCB vide No. CFO fresh – 162708 PCB ID: 134985 dated: 28-10-2022
6) Approval of Commissioner for issue of Occupancy Certificate dated: 24-03-2023

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The Plan was sanctioned for the construction of Residential Apartment Building Comprising of 2BF+GF+4 UF in Cluster -2A, 2BF+GF+2 UF for Club House in Cluster – 2B, GF+27 UF in Tower – F & L, GF+15 UF in Tower – G & H and GF+26 UF in Tower – I, J & K with Common 2 Basement Floors in Cluster – 4 at Property Khata No. 13/2, Thanisandra Village, Ward No. 06, K R Puram Hobli, Yelahanka Zone, Bangalore East Taluk, Bengaluru by this office vide reference (2). The Commencement Certificate was issued for Cluster 4 Tower – F, G & H on 31-08-2016, Cluster – 2B, Club House – 19-06-2018. 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 submitted the proposal issue of Occupancy Certificate (Partial) for Tower – F in Cluster – 4 consisting of 2BF+GF+27 UF comprising of 108 Units.

The Proposal submitted by the applicant vide ref (1) for the issue of Occupancy Certificate for Residential Apartment Building Cluster – 4, Tower- F Building was inspected by the Officers of Town Planning Section on 18-01-2023 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 Cluster – 4 Tower – F the percentage of violation will be calculated at the time of issue of Final Occupancy Certificate for the remaining Towers in Cluster – 4 and Cluster – 2A & 2B. The proposal for the issuance of Occupancy Certificate for Tower – F in Cluster -4 Residential Apartment Building was approved by the Chief Commissioner vide Ref (6). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 28-03-2023 to remit Rs. 54,61,000/- (Rupees Fifty Four Lakh Sixty One Thousand only) towards Ground rent arrears, GST, Licence Fee and Scrutiny Fees, and the applicant has paid in the form of DD No. 950806 dated: 29-03-2023 drawn on Kotak Mahindra Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000169 dated: 31-03-2023.

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Hence, Permission is hereby granted to Occupy Residential Apartment Building Comprising of Tower – F in Cluster – 4 consisting of 2BF+GF+27 UF comprising of 108 Units at Property Khatha No. 13/2, Thanisandra Village, K.R.Puram Hobli, Bangalore East Taluk, Bengaluru Occupancy Certificate is accorded with the following details.

Cluster – 4 Tower – F Residential Apartment Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	2065.14	81 No.s of Car Parking, Electrical Room, Lobbies, Sump tanks, Lifts and Staircases
2	Upper Basement Floor	2055.50	79 No.s of Car Parking, Electrical Room, Lobbies, Sump tanks, Lifts and Staircases
3	Ground Floor	731.66	4 Nos. of Residential Units, Lobbies, Lifts and Staircases
4	First Floor	714.77	4 Nos. of Residential Units, Lobby, Lifts and Staircases
5	Second Floor	729.74	4 Nos. of Residential Units, Lobby, Lifts and Staircases
6	Third Floor	713.97	4 Nos. of Residential Units, Lobby, Lifts and Staircases
7	Fourth Floor	696.17	4 Nos. of Residential Units, Lobby, Lifts and Staircases
8	Fifth Floor	713.97	4 Nos. of Residential Units, Lobby, Lifts and Staircases
9	Sixth Floor	696.17	4 Nos. of Residential Units, Lobby, Lifts and Staircases
10	Seventh Floor	713.97	4 Nos. of Residential Units, Lobby, Lifts and Staircases
11	Eighth Floor	713.95	4 Nos. of Residential Units, Lobby, Lifts and Staircases
12	Ninth Floor	713.97	4 Nos. of Residential Units, Lobby, Lifts and Staircases
13	Tenth Floor	696.17	4 Nos. of Residential Units, Lobby, Lifts and Staircases
14	Eleventh Floor	713.97	4 Nos. of Residential Units, Lobby, Lifts and Staircases
15	Twelveth Floor	696.17	4 Nos. of Residential Units, Lobby, Lifts and Staircases
16	Thirteenth Floor	713.97	4 Nos. of Residential Units, Lobby, Lifts and Staircases
17	Fourteenth Floor	713.95	4 Nos. of Residential Units, Lobby, Lifts and Staircases

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18	Fifteenth Floor	713.97	4 Nos. of Residential Units, Lobby, Lifts and Staircases
19	Sixteenth Floor	713.95	4 Nos. of Residential Units, Lobby, Lifts and Staircases
20	Seventeenth Floor	713.97	4 Nos. of Residential Units, Lobby, Lifts and Staircases
21	Eighteenth Floor	713.95	4 Nos. of Residential Units, Lobby, Lifts and Staircases
22	Nineteenth Floor	713.97	4 Nos. of Residential Units, Lobby, Lifts and Staircases
23	Twentieth Floor	713.95	4 Nos. of Residential Units, Lobby, Lifts and Staircases
24	Twenty First Floor	713.97	4 Nos. of Residential Units, Lobby, Lifts and Staircases
25	Twenty Second Floor	713.95	4 Nos. of Residential Units, Lobby, Lifts and Staircases
26	Twenty Third Floor	713.97	4 Nos. of Residential Units, Lobby, Lifts and Staircases
27	Twenty Fourth Floor	713.95	4 Nos. of Residential Units, Lobby, Lifts and Staircases
28	Twenty Fifth Floor	713.97	4 Nos. of Residential Units, Lobby, Lifts and Staircases
29	Twenty Sixth Floor	726.43	4 Nos. of Duplex Residential Units , Lobby, Lifts and Staircases
30	Twenty Seventh Floor	631.30	
31	Terrace Floor	23.98	Lift Machine Room and Staircase Head Room
	Total	24028.49	108 Units
	FAR	0.252	(1.677+0.252=1.929) < 3.00 (Including earlier OC issued for Cluster – 1, 2 & 3 Buildings)
	Coverage	1.02%	(7.26+1.02=8.28) <50% (Including earlier OC issued for Cluster – 1, 2 & 3 Buildings)

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Partial 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.

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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. Partial Two Basement Floors 2 Basement Floor area should be used for car parking purpose only and the additional area if any available in at Partial 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. The area reserved for Lake & Nala Buffer, Park & Open Spaces and Proposed Road as per the approved Development Plan and sanctioned plan by this office should not be deviated for other purpose and should not be encroached.
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.
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.

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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)/ 132/2011 dated:08-11-2022 AND CFO from KSPCB vide No CFO fresh – 162708 PCB ID: 134985 , dated: 28-10-2022 and Compliance of submissions made in the affidavits filed to this office.
16. The Remaining Towers should be completed as per the 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 (Partial) issued will be withdrawn without any prior notice.

Sd/-

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

To,

M/s G.Corp Homes Pvt Ltd., (GPA Holder) for
Sri. M.R.Seetharam (Khata Holder).
13/2, Thanisandra Village, Ward No. 06, K R Puram Hobli,
Yelahanka Zone,
Bangalore East Taluk, Bengaluru

Copy to :

1. JC (YelahankaZone) / EE (Byatarayanapura Division) / AEE/ ARO (Byatarayanapura 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.

M. S. S. 01/04/23
Joint Director (Town Planning – North)
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