



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0169/2015-16

Date: 04/10/23

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building constructed at Property Khata No. 1129, NH-4, National Highway, Chokkasandra, Peenya Industrial Area, Ward No. 39, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 28-09-2022
 2) Building Plan sanctioned by this office vide LP No. BBMP/Addl.Dir/JD North/0169/2015-16 dated:06-01-2017
 3) Approval of Commissioner for issue of Occupancy Certificate dated: 17-05-2023
 4) Renewal Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/372/2023 dated: 06-07-2023
 5) CFO issued by KSPCBI vide No. W-325167 PCB ID: 99720 dated: 04-06-2021

The Plan was sanctioned for the construction of Residential Apartment Building Consisting of 2BF+GF+24 UF comprising of 278 Units at Property Katha No. 1129, NH-4, National Highway, Chokkasandra, Peenya Industrial Area, Ward No. 39, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 16-02-2018. 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).

The Proposal submitted by the applicant vide ref (1) for the issue of Occupancy Certificate for Residential Apartment Building was inspected by the Officers of Town Planning Section on 29-09-2022 for the issue of Occupancy Certificate. During inspection, it is observed that there is additional construction with reference to the 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:22-05-2023 to remit Rs. 3,10,41,000/- (Rupees Three Crore Ten Lakhs Forty One Thousand only) towards penalty for the additional construction portion, Ground rent arrears, GST, Scrutiny Fees. The applicant has paid in the form of DD No. 639407 dated: 22-05-2023 drawn on Federal Bank Ltd., The same has been taken into BBMP account vide receipt No. RE- ifms 331-TP/000021 dated: 24-05-2023.

Hence, Permission is hereby granted to Occupy Residential Apartment Building Consisting of 2BF+GF+24 UF comprising of 278 Units at Property Katha No. 1129, NH-4, National Highway, Chokkasandra, Peenya Industrial Area, Ward No. 39, Bangalore. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	6883.12	142 Nos of Car parking, Electrical room, STP, Pump Room, UG Pump, Ramp, Lobbies, Lifts and Staircases.
2	Upper Basement Floor	6883.12	142 Nos of Car parking, Electrical room, Ramp, Lobbies, Lifts and Staircases.

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(Handwritten signatures and dates: 04/10, 04/10, 04/10)



3	Ground Floor	1964.49	08 Nos. Car Parking, Electric Room, Reception and Waiting Area, Table Tennis Room, Library, Pool Room, Admin Room, 2 Nos. of Hall, Toilets, Corridors, Lobbies, Lifts and Staircases.
4	First Floor	1864.13	10 Nos. of Residential Units, Corridors, Lobbies, Lifts and Staircases.
5	Second Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
6	Third Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
7	Fourth Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
8	Fifth Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
9	Sixth Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
10	Seventh Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
11	Eighth Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
12	Ninth Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
13	Tenth Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
14	Eleventh Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
15	Twelfth Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
16	Thirteenth Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
17	Fourteenth Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
18	Fifteenth Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
19	Sixteenth Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
20	Seventeenth Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
21	Eighteenth Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
22	Nineteenth Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
23	Twentyeth Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
24	Twenty First Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.

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25	Twenty Second Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
26	Twenty Third Floor	1527.70	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
27	Twenty Fourth Floor	687.97	04 Nos of Residential Units, Corridors, Lift Machine Rooms, Staircase Head Rooms, Solar Panels, Lobbies, Lifts and Staircases.
28	Terrace Floors	141.58	Lift Machine Rooms, Staircase Head Rooms, OHT & Solar Panels
	Total	52033.81	278 No's Residential Units.
	FAR	3.317 > 3.25	
	Coverage	18.88% < 50%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floors, 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. Two Basement Floors and Ground Floor Area should be used for car parking purpose only and the additional area if any available in at Two Basement Floors and Ground Floor Area shall be used exclusively for car parking purpose only.
5. Foot path 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. 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.
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
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 Renewal Clearance Certificate issued from Fire Force Department vide No Docket No . KSFES/CC/372/2023 dated: 06-07-2023 and CFO from KSPCB vide No W-325167 PCB ID: 99720 dated: 04-06-2021 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 ECIE Impact Ltd., (Khata Holder)
M/s Sattva Developers Pvt Ltd., Rep by its Director
Sri. P.K.Mishra
4th Floor, Salarpuria Windsor,
3, Ulsoor Road, Bengaluru – 560 042.

Copy to

1. JC (Dasarahalli Zone) / EE (Dasarahalli Division) / AEE/ ARO (Peeny Industrial Area 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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