



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02.
No. BBMP/Addl.Dir/JD North/LP/0164/2016-17 Dated: 16-09-2023

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for Block – B, Residential Apartment Building at Property Khatha No. 66/65/123/132, Sy No. 132, Nagondanahalli Village, Varthuru Hobli, Ward No 84, Bengaluru East Taluk, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 16-02-2023
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/LP/0164/2016-17, Dated: 17-11-2017
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 12-09-2023
4) Partial Fire Clearance Certificate Issued by Department of Fire and emergency vide No: GBC(1) 468/2015, Docket No. KSFES/CC/802/2022, dated: 21-12-2022
5) CFO issued by KSPCB vide No. W. 339394 PCB ID: 137866 INW ID 177887 dated: 02-09-2023

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The Plan was sanctioned for the construction of Residential Apartment Building Block - A & B consisting of 2BF+GF+14UF comprising of 230 Units with Club House at Property Khatha No. 66/65/123/132, Sy No. 132, Nagondanahalli Village, Varthuru Hobli, Ward No 84, Bengaluru East Taluk, Bengaluru by this office vide reference (2). Now the applicant has applied for Occupancy Certificate for Block-B Residential Apartment Building Consisting of 2BF+GF+14UF Comprising of 232 Units with Club House vide reference (1). The Commencement Certificate was issued for Block-B Residential Apartment Building with Club House on 07-11-2019. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy the Building vide Ref. No. (4). KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

Block-B Residential Apartment Building consisting of 2BF + GF + 14 UF comprising of 232 units with Club House was inspected by the Officers of Town Planning Section on 30-06-2023 for the issue of Occupancy Certificate. During inspection, it is observed that there is an additional construction of two units with reference to the Sanctioned plan and the said construction is within the limits of Regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Block-B Residential Apartment Building consisting of 2BF + GF + 14UF comprising of 232 units with Club House was approved by the Chief Commissioner vide reference (3). Subsequent to the Approval accorded by the Chief Commissioner, the applicant was endorsed on dated: 13-09-2023 to remit Rs. 91,57,000/- (Rupees Ninety One Lakhs Fifty Seven Thousand only) towards compounding Fee, Ground rent arrears with GST, Scrutiny Fee and License Fee. Accordingly the applicant has paid Rs. 91,57,000/- in the form of DD No. 189977 dated: 15-09-2023 drawn on Indian Overseas Bank (Iob), The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000062 dated: 15-09-2023.

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Hence, Permission is hereby granted to Occupy the Block-B Residential Apartment Building Consisting of 2BF+GF+14 UF comprising of 232 units with Club House at Property Khatha No. 66/65/123/132, Sy No. 132, Nagondanahalli Village, Varthuru Hobli, Ward No 84, Bengaluru East Taluk, Bengaluru. Occupancy Certificate is accorded with the following details.

BLOCK- B Residential Apartment Building including Club House.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Second Basement Floor	6531.87	132 No.s of Car Parking, UG Sump, STP, Pump Room, Lobbies, Lifts and Staircases.
2	First Basement Floor	6095.38	130 No.s of Car Parking, Electrical and Communication Rooms, STP Head Room, Lobbies, Lifts and Staircases.
3	Ground Floor	2372.75	12 Nos of Residential Units, Club House, (Multipurpose Hall, Indoor Games, Library, Party Hall, Toilets) Lobbies, Lifts and Staircases, Children Play Area, Transformer Yard, RWH and OWC.
4	First Floor	1973.73	12 Nos of Residential Units, Club House, (Yoga Hall, Indoor Games, GYM) Lobbies, Lifts and Staircases.
5	Second Floor	1984.49	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
6	Third Floor	1974.37	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
7	Fourth Floor	1974.37	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
8	Fifth Floor	1974.37	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
9	Sixth Floor	1974.37	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
10	Seventh Floor	1974.37	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
11	Eighth Floor	1974.37	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
12	Ninth Floor	1974.37	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
13	Tenth Floor	1974.37	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
14	Eleventh Floor	1974.37	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
15	Twelveth Floor	1974.37	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
16	Thirteenth Floor	1974.37	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
17	Fourteenth Floor	1974.37	16 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases

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18	Terrace Floor	134.57	Lift Machine Rooms, Staircase Head Rooms, OHT & Solar Panels.
	Total	42785.23	232 Residential Units.
	FAR	1.503 < 2.25	
	Coverage	15.56% < 50%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floors 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 should be used for car parking purpose only and the additional area if any available in at Two Basement Floors 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.

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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 Clearance Certificate issued from Fire Force Department vide No Docket No GBC(1) 468/2015, Docket No. KSFES/CC/802/2022, dated: 21-12-2022 and CFO from KSPCB vide No W. 339394 PCB ID: 137866 INW ID 177887 dated: 02-09-2023 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 Gopalan Enterprises
Rep. by Managing Partner
Sri C.Gopalan.
No. 05, Richmond Road,
Bengaluru – 560 025.

Copy To:-

1. JC (Mahadevpura Zone) / EE (Mahadevpura Division) / AEE/ ARO (White Field 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), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

**Joint Director (Town Planning – North)
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