



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/0057/2018-19

Dated: 27/10/23

OCCUPANCY CERTIFICATE

- Sub: Issue of Occupancy Certificate for Tower-A, Residential Apartment Building at Property Katha No.2092/58, 60, 61/1, 64/1, Chokkanahalli Village, Yelahanka Hobli, Yelahanka, Byatarayanapura Sub Division, ward No. 05, Bengaluru.
- Ref: 1) Your application for issue of Occupancy Certificate dated:05-07-2023
2) Building Plan sanctioned vide No: BBMP/Addl.Dir/JD NORTH/LP/0057/2018-19 dated: 07-08-2019
3) Fire Clearance Certificate Vide No. KSFES/GBC(1)/363 Docket No.KSFES/ CC/765/2022, dated:02-01-2023.
4) CFO issued by KSPCB vide Consent Order No. AW-337058, PCB ID: 53393 datedL:24/03/2023
5) Approval of Chief Commissioner for Issue of Occupancy Certificate dated:17-10-2023

The Plan was sanctioned for the Construction of Tower-A Residential Apartment Building Consisting of 2BF+GF+18 UF totally comprising of 272 Units at Property Katha No.2092/58, 60, 61/1, 64/1, Chokkanahalli Village, Yelahanka Hobli, Yelahanka, Byatarayana pura Sub division, ward No. 05, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 29-12-2020. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (3) & KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). Now the applicant has applied for Occupancy Certificate for Tower – A Residential Apartment Building Consisting of 2BF + GF+18 UF totally comprising of 272 Units.

The Proposal was submitted by the applicant vide ref (1) for the issue of Occupancy Certificate, the Residential Apartment Building were inspected by the Officers of Town Planning Section on 27-09-2023 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. During plan sanction, due to the Technical Error in the software, the plinth area, coverage and achieved FAR which was mentioned wrongly in the sanctioned plan has now been rectified and the proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Chief Commissioner vide ref (5). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 20-10-2023 to remit Compounding fees, Ground rent for Additional Construction period and Scrutiny fee of Rs. 49,82,000/- (Rupees Forty Nine Lakhs Eighty Two Thousand only) and has been paid by the Applicant in the form of DD No 028484 dated: 21-10-2023 drawn on Hdfc Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms 331-TP/000077 dated: 25-10-2023 respectively. The deviations effected in the building are condoned & regularized accordingly.

V. n 27/10/23
Joint Director of Town Planinig (North)
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Hence, Permission is hereby granted to occupy the Tower – A Residential Apartment Building Consisting of 2BF+GF+18 UF Comprising of 272 Units constructed at Property Katha No.2092/58, 60, 61/1, 64/1, Chokkanahalli Village, Yelahanka Hobli, Yelahanka, Byatarayana pura Sub division, ward No. 05, Bengaluru, for Residential use & Occupancy Certificate is accorded with the following details ;

Tower – A Residential Apartment Building

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	5534.05	105 No's of car parking, STP, Service Room, Exhaust Fan Room, Lobbies, lifts and Staircase
2	Upper Basement Floor	5534.05	108 No's of car parking, BMS Room, Communication Rooms, Electrical Rooms, Toilets, Lobbies, lifts and Staircase
3	Ground Floor	4037.35	82 No's of car parking & Surface parking 27, Corridor, Lobbies, Electrical Room, lifts and staircase
4	First Floor	1590.29	12 No's of Residential Units, Multi Purpose Hall, Pantary, Toilets, Corridor, Lobbies, Lifts and Staircases
5	Second Floor	1402.20	12 No's of Residential Units, Corridor, Lobbies, Lifts and Staircases
6	Third Floor	1402.20	12 No's of Residential Units, Corridor, Lobbies, Lifts and Staircases
7	Fourth Floor	1936.28	16 No's of Residential Units, Corridor, Lobbies, Lifts and Staircases
8	Fifth Floor	1936.28	16 No's of Residential Units, Corridor, Lobbies, Lifts and Staircases
9	Sixth Floor	1936.28	16 No's of Residential Units, Corridor, Lobbies, Lifts and Staircases
10	Seventh Floor	1936.28	16 No's of Residential Units, Corridor, Lobbies, Lifts and Staircases
11	Eighth Floor	1936.28	16 No's of Residential Units, Corridor, Lobbies, Lifts and Staircases
12	Ninth Floor	1936.28	16 No's of Residential Units, Corridor, Lobbies, Lifts and Staircases
13	Tenth Floor	1936.28	16 No's of Residential Units, Corridor, Lobbies, Lifts and Staircases
14	Eleventh Floor	1936.28	16 No's of Residential Units, Corridor, Lobbies, Lifts and Staircases
15	Twelveth Floor	1936.28	16 No's of Residential Units, Corridor, Lobbies, Lifts and Staircases
16	Thirteenth Floor	1936.28	16 No's of Residential Units, Corridor, Lobbies, Lifts and Staircases
17	Fourteenth Floor	1936.28	16 No's of Residential Units, Corridor, Lobbies, Lifts and Staircases
18	Fifteen Floor	1936.28	16 No's of Residential Units, Corridor, Lobbies, Lifts and Staircases

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19	Sixteen Floor	1936.28	16 No's of Residential Units, Corridor, Lobbies, Lifts and Staircases
20	Seventeen Floor	1936.28	16 No's of Residential Units, Corridor, Lobbies, Lifts and Staircases
21	Eighteen Floor	1936.28	12 No's of Residential Units, Club House, Gym, Yoga Room, Store Room, Electrical Room, Indoor game Rooms, Swimming Pool, Corridor, Lobbies, Lifts and Staircases
22	Terrace Floor	103.82	Lift Machine Room, Staircase Head Room, OHT & Solar Panels
	Total	48640.36	272 Units
18	FAR		1.259 < 3.00
19	Coverage		15.24 < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2 Basement Floors, Part of Ground Floor and in surface area parking 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 and 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 his unit 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. 2 Basement Floors, Part of Ground Floor and in surface area parking should be used for car parking purpose only and the additional area if any available in at Basement Floor area shall be used exclusively for car parking purpose only.
5. Footpath and road side drain in front of the building where provided 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

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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 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. KSFES/GBC(1)/363 Docket No.KSFES/CC/765/2022, dated:02-01-2023.and CFO from KSPCB vide Consent Order No. AW-337058, PCB ID: 53393 dated:24/03/2023 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 Partial 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 of Town Planinig (North)
Bruhat Bengaluru Mahanagara Palike**

To

M/s. Vajram Estates Pvt.Ltd.,
Managing Director, Sri.Vajram Pavan Kumar (GPA Holder)
#01, 17th main, 100 feet Road, 4th B cross,
Kormanagala, Bengaluru – 560034

Copy to

1. JC /EE (Yelahanak) / AEE/ ARO (Yelahanaka Byatarayanapura Sub-Division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bangalore-560042 for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
4. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office Copy

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