



# BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0191/2015-16

Dated: 08/01/24

## OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for the Residential Apartment Block – 2R, Tower – 22, 23, 24 & 25 at Property Katha No: 239/240/275/88/1, 240/276/89/1, Sy No. 88/1P, 88/2 P, 89/1, 89/2, 90, 91, 92/1, 93./1, 93/2 A, 93/2 B, 93/3, 93/4, 93/5, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2, 97/3, 98/1 P, 98/2, 98/3, 98/4, 99, 100/1 P, 100/1 A(P), 101/1 B, 101/2(P), 101/3(P), 102/1(P), 102/2(P), 102/3(P), 103, 104/1(P), 104/2, 104/3 104/4, Byatarayanapura Village, Yalahanka Hobli, Bengaluru North Taluku, Ward No. 07, Bengaluru.

- Ref:
- 1) Your application for issue of Occupancy Certificate dated: 23-06-2023
  - 2) Modified Building Plan Sanctioned No. BBMP/Addl.Dir/JD North/LP/ 0191/2015-16, Dated: 14-02-2019.
  - 3) Fire Clearance for the Occupancy Certificate vide No. KSFES/GBC(1)/541, Docket No. KSFES/CC/507/2023, dated: 08-08-2023
  - 4) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 22-12-2023.

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The Modified Plan for the construction of Residential Apartment Building Consisting of Residential Block -2R- Tower – 18 to 25 Consisting of 2BF+GF+14 UF, Block - 3R- Tower – 26 to 35 Consisting of 2BF+GF+14 UF, EWS Tower Consisting of GF+14 UF and Club House Consisting of GF+2 UF at Property Katha No: 239/240/275/88/1, 240/276/89/1, Sy No. 88/1P, 88/2 P, 89/1, 89/2, 90, 91, 92/1, 93./1, 93/2 A, 93/2 B, 93/3, 93/4, 93/5, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2, 97/3, 98/1 P, 98/2, 98/3, 98/4, 99, 100/1 P, 100/1 A(P), 101/1 B, 101/2(P), 101/3(P), 102/1(P), 102/2(P), 102/3(P), 103, 104/1(P), 104/2, 104/3 104/4, Byatarayanapura Village, Yalahanka Hobli, Bengaluru North Taluku, Ward No. 07, Bengaluru was sanctioned by this office vide reference (2). The Commencement Certificate was issued for Block – 2R, Tower – 18 to 22 on 07-04-2021. The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. Occupancy Certificate (Partial) for Block-2R Tower – 18, 19, 20 & 21 has been issued by this office on 06-03-2023. Now the Applicant has applied for issue of Occupancy Certificate for Residential Block 2R, Tower – 22, 23, 24 & 25 Consisting of 2BF+GF+14 UF totally comprising of 223 Units vide ref (1).

Block 2R, Tower – 22, 23, 24 & 25 Residential Apartment Building was inspected by the Officers of Town Planning Section on 20-11-2023 & 12-12-2023 for the issue of Occupancy Certificate. During the inspection it is observed that, the construction has been completed in accordance with the Modified Sanctioned Plan. The proposal for the issuance of Occupancy Certificate for Block 2R, Tower – 22, 23, 24 & 25 Residential Apartment Building was approved by the Chief Commissioner vide Ref (4). Subsequent to the approval accorded by Chief Commissioner the applicant was endorsed on dated: 26-12-2023 to remit Rs. 1,00,15,000/- (Rupees One Crore Fifteen Thousand Only), towards Compounding fine for additional construction, Scrutiny Fees, Ground Rent Arrears and GST. Since, the Partial Occupancy Certificate is now being considered only for Tower – 22, 23, 24 & 25 the percentage of violation will be calculated at the time of issue of Final Occupancy Certificate for the remaining Towers in Block -3R. The applicant has paid in the form of DD No. 042520 dated: 26-12-2023 drawn on HDFC Bank Ltd., Sahakara Nagara Branch, The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000099 dated: 27-12-2023

V. K. [Signature]  
 08/01/24  
 Joint Director of Town Planning (North)  
 Bruhat Bengaluru MahanagaraPalike  
 [Signature]  
 08/01/24  
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Hence, Permission is hereby granted to occupy the Tower – 22, 23, 24 & 25 Residential Apartment Building Consisting of 2BF+GF+14 UF comprising of 223 Units for Residential purpose at Property Katha No: 239/240/275/88/1, 240/276/89/1, Sy No. 88/1P, 88/2 P, 89/1, 89/2, 90, 91, 92/1, 93./1, 93/2 A, 93/2 B, 93/3, 93/4, 93/5, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2, 97/3, 98/1 P, 98/2, 98/3, 98/4, 99, 100/1 P, 100/1 A(P), 101/1 B, 101/2(P), 101/3(P), 102/1(P), 102/2(P), 102/3(P), 103, 104/1(P), 104/2, 104/3 104/4, Byatarayanapura Village, Yalahanka Hobli, Bengaluru North Taluku, Ward No. 07, Bengaluru with the following details.

### **Block – 2R, Tower – 22, 23, 24 & 25 Residential Apartment Building**

Sl. No.	Floor Descriptions	Built Up Area (sqm)	Remarks
1.	2 <sup>nd</sup> Basement Floor	5678.93	132 No.s of Car Parking, STP, Pump Rooms, Fan Room, Panel Room, DG Room, Lobbies, Lifts and Staircases
2.	1 <sup>st</sup> Basement Floor	5724.16	127 Nos. of Car Parking, Fan Room, Panel Room, BMS Room, Communication Room, Driver Room, Lobbies, Lifts and Staircases
3.	Ground Floor	3098.31	27 No.s of Surface Car Parking, 15 No.s of Residential Units, Electrical Room, FCC Room, Corridors, Lobbies, Lifts and Staircases
4.	First Floor	2621.86	15 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
5.	Second Floor	2663.60	15 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
6.	Third Floor	2647.15	15 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
7.	Fourth Floor	2661.89	15 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
8.	Fifth Floor	2640.50	15 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
9.	Sixth Floor	2668.54	15 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
10.	Seventh Floor	2647.15	15 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
11.	Eighth Floor	2661.89	15 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
12.	Ninth Floor	2640.50	15 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
13.	Tenth Floor	2643.25	15 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
14.	Eleventh Floor	2647.15	15 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
15.	Twelfth Floor	2666.89	15 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
16.	Thirteenth Floor	2640.50	15 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
17.	Fourteenth Floor	2393.67	13 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
18.	Terrace Floor	145.25	Lift Machine Room, Staircase Head Room, OHT & Solar Panels

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19	<b>Total Built Up Area</b>	<b>51491.21</b>	<b>223 Residential Units</b>
20	<b>FAR</b>	<b>0.35 Total – 2.27</b>	<b>1.92 + 0.35 = 2.27 &lt; 3.25 (1.92 Earlier OC issued + 0.35 Now Proposed = 2.27)</b>
21	<b>Coverage</b>	<b>2.87% Total – 18.35%</b>	<b>15.476 + 2.87% = 18.35 &lt; 50% (15.476 Earlier OC issued + 2.87 Now Proposed = 18.35%)</b>

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

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

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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. KSFES/GBC(1)/541, Docket No. KSFES/CC/507/2023, dated: 08-08-2023 and Compliance of submissions made in the affidavits filed to this office.
16. The Applicant should submit Consent for Operation obtained from Karnataka State Pollution Control Board within 6 months or when Karnataka State Pollution Control Board start issuing Consent for Operation whichever is earlier for Block - 2R, Tower – 22 to 25 from the date of issue of this Occupancy Certificate (Partial) as per the Indemnity Bond Dated: 26-12-2023 submitted to this office.
17. The Demand for payment of fees as per the Interim order of the Hon'ble High Court vide W.P. No. 21157/2022 (LB-BMP) is subject to condition for remittance of such cost in future, based on the outcome of the final order of the Hon'ble High Court.
18. The Remaining Building / Blocks should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
19. 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 of Town Planning (North)  
Bruhat Bengaluru MahanagaraPalike**

To,

M/s L & T Reality Developers Ltd.  
Bellary Road, Byatarayanapura,  
Bengaluru - 560092.

Copy to,

1. JC (Yelahanka) / EE (Byatarayanpura) / AEE/ ARO (Kodigehalli) 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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