



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No. BBMP/Addl.DIR/JD NORTH/LP/0061/2013-14

Dated: 14/02/24

OCCUPANCY CERTIFICATE (Final)

Sub: Issue of Occupancy Certificate for the Residential Apartment Building constructed At Property No. 1292/1231/44-45, Sy No. 35/2P (Old No.35), 43, 44, 45, 46/3P, 46/4P, 58, 59P, 60 & 60/1 (Old No.61), Kasavanahalli Village, Varthur Hobli, Bengaluru East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 27-12-2023.
2) Modified Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North /LP /0061/2013-14, Dated: 21-10-2014.
3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated:28-11-2023 & 08-02-2024.

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The Plan was sanctioned for the construction of Residential Apartment Building Building-1, Tower-5, consisting of BF+GF+19 UF and Multipurpose Hall Consisting of BF + GF + 1UF at Property No. 1292/1231/44-45, Sy No. 35/2P (Old No.35), 43, 44, 45, 46/3P, 46/4P, 58, 59P, 60 & 60/1 (Old No.61), Kasavanahalli Village, Varthur Hobli, Bengaluru East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 14-10-2019. Now the Applicant has applied for issue of Occupancy Certificate for the Residential Apartment Building Building-1, Tower-5, consisting of BF+GF+19 UF and Multipurpose Hall consisting of BF + GF + 1UF vide reference (1).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 05-10-2023 for the issue of Occupancy Certificate. During the course of inspection it is observed that, there is deviation in construction with reference to the Modified Sanctioned Plan which is within the regularization limits as per the Building Bye-laws 2003. The proposal for the issuance of Occupancy Certificate for Residential Apartment Building was approved by the Chief Commissioner vide reference (3). Subsequent to the approval accorded by the Chief Commissioner, the applicant was endorsed on dated: 01-12-2023 to remit Rs. 1,72,48,000/- (Rupees One Crore Seventy Two Lakhs Forty Eight Thousand Only) towards Ground rent including GST, for additional construction period, Compounding Fee for deviated portion, and Scrutiny Fee and License Fees Now the applicant has paid of Rs. 17,70,200/- (Rupees Seventeen Lakhs Seventy Thousand Two Hundred) as per the Hon'ble High Court interim order dated: 13-12-2023 vide W.P.No. 27690/2023 (LB-BMP) in the form of DD No.489004, dated: 16-01-2024 drawn on Ratnakar Bank Ltd. (Rtn), Sadashiva Nagar. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000113 dated: 18-01-2024

Hence, Permission is hereby granted to Occupy the Residential Apartment Building Building-1, Tower-5, consisting of BF+GF+19 UF and Multipurpose Hall consisting of BF + GF + 1UF, constructed at Property No. 1292/1231/44-45, Sy No. 35/2P (Old No.35), 43, 44, 45,

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46/3P, 46/4P, 58, 59P, 60 & 60/1 (Old No.61), Kasavanahalli Village, Varthur Hobli, Bengaluru East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru Occupancy Certificate is accorded with the following details.

Residential Apartment Building Buildin-1, Tower-5

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement + Ground Floor	1,202.82	147 No. of Covered Car Parkings and 66 Surface Car Parkings, Electrical Panel Room, Lobbies, Lifts and Staircases, Conveyanc/Service rooms and common Toilets
2	First Floor	1,056.48	8 No. of Residential Units, Lobbies, Lifts and Staircases.
3	Second Floor	1,056.48	8 No. of Residential Units, Lobbies, Lifts and Staircases.
4	Third Floor	1,056.48	8 No. of Residential Units, Lobbies, Lifts and Staircases.
5	Fourth Floor	1,056.48	8 No. of Residential Units, Lobbies, Lifts and Staircases.
6	Fifth Floor	1,056.48	8 No. of Residential Units, Lobbies, Lifts and Staircases.
7	Sixth Floor	1,056.48	8 No. of Residential Units, Lobbies, Lifts and Staircases.
8	Seventh Floor	1,056.48	8 No. of Residential Units, Lobbies, Lifts and Staircases.
9	Eighth Floor	1,056.48	8 No. of Residential Units, Lobbies, Lifts and Staircases.
10	Ninth Floor	1,056.48	8 No. of Residential Units, Lobbies, Lifts and Staircases.
11	Tenth Floor	1,056.48	8 No. of Residential Units, Lobbies, Lifts and Staircases.
12	Eleventh Floor	1,056.48	8 No. of Residential Units, Lobbies, Lifts and Staircases.
13	Twelfth Floor	1,056.48	8 No. of Residential Units, Lobbies, Lifts and Staircases.
14	Thirteenth Floor	1,056.48	8 No. of Residential Units, Lobbies, Lifts and Staircases.
15	Fourteenth Floor	1,056.48	8 No. of Residential Units, Lobbies, Lifts and Staircases.
16	Fifteenth Floor	1,056.48	8 No. of Residential Units, Lobbies, Lifts and Staircases.
17	Sixteenth Floor	1,056.48	8 No. of Residential Units, Lobbies, Lifts and Staircases.
18	Seventieth Floor	1,056.48	8 No. of Residential Units, Lobbies, Lifts and Staircases.
19	Eighteenth Floor	1,056.48	8 No. of Residential Units, Lobbies, Lifts and Staircases.
20	Ninteenth Floor	274.77	4 No. of Residential Units, Lobbies, Lifts and Staircases.

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Multipurpose Hall			
1	Ground Floor	416.74	Entrance Lobby
2	First Floor	411.74	Multipurpose Hall, Pantry, Staircase, Lift Lobby & Lift
3	Terrace Floor	76.51	Staircase Head Room, Lift Lobby & Lift LMR
	Total	21,399.22	148 Residential Units
	FAR Achieved for Building-1, Tower-5		0.3340
	Coverage Achieved for Building-1, Tower-5		3.069%
	Total FAR Achieved		2.047 < 2.25%
	Total Coverage Achieved		29.84% < 55%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking area in the Basement and Ground Floor area 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. The Basement Floor area should be used for car parking purpose only and the additional area if any available in 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. The Applicant / 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. The Applicant / owner 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.
9. The Applicant / owner 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.
10. The Applicant / owner 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.
11. The Applicant / owner 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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12. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
13. 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.
14. 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 Building-1 Tower-5 Consisting of BF+GF+19UF & Multipurpose hall Consisting of BF+GF+1UF with Common Basement Floor from the date of issue of this Occupancy Certificate as per the Indemnity Bond Dated: 25-01-2024 submitted to this office.
15. 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

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

To,

M/s Shrivision Homes Pvt Ltd.,
Shriram House, No.31, Old No.192,
2nd main Road, T Chowdaiah Road,
Sadashivanagar, Bengaluru-560080.

Copy to,

1. JC (Mahadevpura Zone) / EE (Mahadevpura Division) / AEE/ ARO (Marathahalli 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.

**Joint Director (Town Planning – North)
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