



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02.
No. BBMP/Addl.Dir/JD North/0280/17-18

Dated: 22/02/24

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for Residential Apartment Building - 6, Tower- I & J at Property Khatha No. 1066, Sy No. 171/1, 171/2, 171/3, 171/4, 172, 183/2(P), 183/3, 183/6A, 183/6B, 183/7, 183/8, 183/9, 183/11, 184/1(P) of Varthur Village, and Sy No.s 217/3, 227/1(P), 227/2, 227/3, 227/4, 228/1, 228/2, 229/1, 229/2, 229/3, 229/4, 229/5, 229/12, 230/4(P) of Gunjuru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bangalore.

- Ref:
- 1) Your application for issue of Partial Occupancy Certificate dt:26-07-2023.
 - 2) Plan sanctioned by this office vide LP No. BBMP/Addl.Dir/JD North/0280/17-18, dated: 05-09-2018
 - 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated:23-01-2024
 - 4) Fire Clearance for the Occupancy Certificate vide No:GBC(1)/24/2018, Docket, No. KSFES/CC/213/2023, dated: 18-05-2023.

The Plan was sanctioned for the construction of Commercial and Residential Apartment Buildings, **Building – 1** Consisting of GF+18 UF for Commercial **Building – 2** Consisting of GF+4 UF for Commercial (Auditorium) , **Building – 3**, Tower – A, C and E Consisting of GF+26 UF for Residential, Tower – B and D Consisting of GF+7UF for Commercial (Retail / Office Space and Hostel) **Building – 4**, Tower – F, H, J & L Consisting of GF+26 UF for Residential, Tower – G, I, K Consisting of GF+7UF for Commercial (Retail / Office Space and Hostel) with Common 2 Basement Floors, **Building – 5**, Tower – A, D, F & H Consisting of GF+26 UF and Tower B, C, E and G Consisting of GF+26 UF (Part) and GF+9 UF (Part) with Common 2 Basement Floors, **Building – 6**, Tower – I & J Consisting of GF+26 UF (Part) and GF+9 UF (Part) with Common 3 BF **Building – 7**, Tower – K, P, Q & N Consisting of GF+26 UF and Tower – L Consisting of GF+23 UF , Tower – M & O Consisting of GF+26 UF (Part) and GF+9 UF (Part) with Common 2 Basement Floors for Residential Apartment **Building – 8** Consisting of BF+GF+3 UF for Activity Center (Club House) at Property Katha No. 1066, Sy No. 171/1, 171/2, 171/3, 171/4, 172, 183/2(P), 183/3, 183/6A, 183/6B, 183/7, 183/8, 183/9, 183/11, 184/1(P) of Varthur Village, and Sy No.s 217/3, 227/1(P), 227/2, 227/3, 227/4, 228/1, 228/2, 229/1, 229/2, 229/3, 229/4, 229/5, 229/12, 230/4(P) of Gunjuru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bangalore. by this office vide reference (2).

The Commencement Certificate was issued for **Building – 3 & 5** on 30-12-2019, **Building – 2, 6, 7 & 8** on 15-02-2021 and **Building – 1 & 4** on 07-04-2022. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).

The applicant has applied for Occupancy Certificate for Residential Apartment Building - 6, Tower – I & J Consisting of GF+26 (Part) and GF +9 UF (Part) with 3 Common Basement Floors comprising of 232 Residential Units.

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The Residential Apartment Building was inspected by the Officers of Town Planning Section on 22-12-2023 for the issue of Occupancy Certificate. During the course of inspection it is observed that, there is deviation in construction with reference to the 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-6 Tower-I & J was approved by the Chief Commissioner vide reference (3). Subsequent to the approval accorded by the Chief Commissioner, the applicant was endorsed on dated: 30-01-2024 to remit Rs. 1,97,01,000/- (Rupees One Crore Ninety Seven Lakhs One Thousand Only) towards Ground rent including GST, Compounding Fee for deviated portion, License Fee and Scrutiny Fees for the issuance of Occupancy Certificate. Accordingly, Rs. 1,97,01,000/- has been paid by the applicant in the form of DD No. 579976, dated: 29-01-2024 drawn on ICICI Bank Ltd, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000119, dated: 03-02-2024

Hence, Permission is hereby granted to Occupy the Residential Apartment Building – 6, Tower – I & J Consisting of GF+26 (Part) and GF +9 UF (Part) with 3 Common Basement Floors comprising of 232 Residential Units at Property Khatha No. 1066, Sy No. 171/1, 171/2, 171/3, 171/4, 172, 183/2(P), 183/3, 183/6A, 183/6B, 183/7, 183/8, 183/9, 183/11, 184/1(P) of Varthur Village, and Sy No.s 217/3, 227/1(P), 227/2, 227/3, 227/4, 228/1, 228/2, 229/1, 229/2, 229/3, 229/4, 229/5, 229/12, 230/4(P) of Gunjuru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bangalore. Occupancy Certificate is accorded with the following details.

RESIDENTIAL APARTMENT BUILDING – 6, TOWER I & J

SL NO	Floor Description	Built Up Area (In Sqm)	Uses and other details
1	2	3	4
1	Basement Floor-3	6908.23	153 No.s of Car Parking, Ventilation panel room, Fire Towers, Lift, Lobbies and Staircases.
2	Basement Floor-2	6839.18	95 No.s of Car Parking, S.T.P, Ventilation panel room, Fire Towers, Lift, Lobbies and Staircases.
3	Basement Floor-1	7416.49	99 No.s of Car Parking, S.T.P, Pump room, Fire Pump room, UG Sump, D.G room, Garbage room, D.G Panel room, Electrical room, HVAC Ventilation panel room, Communication room, Mail room, UPS room, Fire Towers, Lift, Lobbies and Staircases.
4	Ground Floor	1626.04	8 No.s of Flats, 24 No.s of Car Parking on Surface, Entrance Lobby, Fire Tower, Corridor, Electrical panel room, FCC room, Lift, Lobbies and Staircases.
5	First Floor	1365.48	8 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
6	Second Floor	1592.57	10 No.s of Flats, Corridor, Fire Tower, Lift Lobbies and Staircases.
7	Third Floor	1592.57	10 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.

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8	Fourth Floor	1592.57	10 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
9	Fifth Floor	1592.57	10 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
10	Sixth Floor	1590.53	10 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
11	Seventh Floor	1590.53	10 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
12	Eighth Floor	1590.53	10 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
13	Ninth Floor	1590.53	10 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
14	Tenth Floor	1397.86	8 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies, Staircases and open Terrace.
15	Eleventh Floor	1305.23	8 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
16	Twelfth Floor	1305.23	8 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
17	Thirteenth Floor	1305.23	8 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
18	Fourteenth Floor	1305.23	8 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
19	Fifteenth Floor	1393.44	8 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies, Staircases and Landscape Terrace.
20	Sixteenth Floor	1305.23	8 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
21	Seventeenth Floor	1305.23	8 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
22	Eighteenth Floor	1305.23	8 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
23	Nineteenth Floor	1305.23	8 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
24	Twentieth (Refuge) Floor	1393.44	8 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies, Staircases and Refuge Terrace.
25	Twenty-first Floor	1305.23	8 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
26	Twenty-second Floor	1305.23	8 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
27	Twenty-third Floor	1305.23	8 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
28	Twenty-fourth Floor	1305.23	8 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
29	Twenty-fifth Floor	1393.44	8 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies, Staircases and Landscape Terrace.
30	Twenty-sixth Floor	1305.23	8 No.s of Flats, Corridor, Fire Tower, Lift, Lobbies and Staircases.
31	Terrace Floor	148.64	OHT, Solar Panels, Fire Tower, Lift Machine Room less and Staircases Head room.
	TOTAL	59582.63	232 Residential units
	FAR	BUILDING - 6 = 0.366, Total: (1.4416 + 0.366 = 1.8076)	
	Coverage	BUILDING - 6 = 1.604% Total: (8.14 + 1.604 = 9.744%)	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking area at Three Basement Floors and Surface Car Parking 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.

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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. Three Basement Floors and Surface Car Parking area should be used for car parking purpose only and the additional area if any available in at Three Basement Floors and Surface Car Parking 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 area reserved for Lake & Nala Buffer as per the sanctioned plan by this office should not be deviated for other purpose and should not be encroached.
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
9. Owner shall make his own arrangements to dispose of 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
15. 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.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No Docket No GBC(1)/24/2018, Docket, No. KSFES/CC/213/2023, dated: 18-05-2023.

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17. 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 from the date of issue of this Occupancy Certificate as per the Indemnity Bond Dated: 02-02-2024 submitted to this office for Residential Apartment **Building -6**, Tower – I & J Consisting of GF+26 (Part) and GF +9 UF (Part) with 3 Common Basement Floors comprising of 232 Residential Units.
18. The remaining Buildings should be completed as per the sanctioned plan and Final Occupancy Certificate should be obtained from BBMP
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 (Partial) issued will be withdrawn without any prior notice.

Sd/-

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

To,

M/s Mysore Projects Pvt Ltd., GPA Holder for
M/s Corner Stone Bay East Developers Pvt Ltd., Khata Holder
29 and 30 th Floor, World Trade Center,
Brigade Gateway Campus,
26/1, Dr. Rajkumar Road,
Malleshwaram, Rajajingar,
Bangalore – 560 055.

Copy to :

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Whitefield 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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