



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: 29/02/24

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for the Residential Apartment Block – 3R, Tower – 29,30,31 & 32 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: 08-02-2024.
 - 2) Modified Building Plan Sanctioned No.BBMP/Addl.Dir/JDNorth/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/848/2023, dated: 06-02-2024.
 - 4) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 19-02-2024 & 28-02-2024.

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 – 3R, Tower – 29 to 32 on 30-11-2022. The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. Now the Applicant has applied for issue of Occupancy Certificate for Residential Block 3R, Tower – 29,30,31 & 32, Consisting of 2BF+GF+14 UF totally comprising of 236 Units vide ref (1).

Block 3R, Tower – 29,30,31 & 32, Residential Apartment Building was inspected by the Officers of Town Planning Section on 06-02-2024 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 3R, Tower – 29,30,31 & 32, 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: 20-02-2024 to remit Rs. 59,72,000/- (Rupees Fifty Nine Lakhs Seventy Two Thousand Only), towards Scrutiny Fees and Ground Rent Arriers with GST for additional construction period. The applicant has paid Fee in the form of DD No. 042690 dated: 20-02-2024 drawn on HDFC Bank Ltd., Sahakara Nagara Branch, The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000128, dated: 21-02-2024. Since, the Partial Occupancy Certificate is now being considered only for Tower – 29,30,31 & 32, the percentage of violation and deviation will be calculated at the time of issue of Final Occupancy Certificate for the remaining Towers in Block -3R.

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Hence, Permission is hereby granted to occupy the Tower – 29,30,31 & 32, Residential Apartment Building Consisting of 2BF+GF+14 UF comprising of 236 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 – 3R, Tower – 29,30,31 & 32, Residential Apartment Building

| Sl. No. | Floor Descriptions | Built Up Area (sqm) | Remarks |
|---------|--------------------------------|---------------------------------------|---|
| 1. | 2 nd Basement Floor | 8955.55 | 170 nos. car parking, STP, OWC, Fan Room, Panel room, DG Area, Lobbies, Lifts and Staircases. |
| 2. | 1 st Basement Floor | 8534.55 | 170 nos. car parking, DG Room, Fan room, Panel room, Communication Room, Driver Room, Lobbies, Lifts and Staircases.. |
| 3. | Ground Floor | 2829.88 | 16 No.s of Residential Units, Electric rooms, FCC room Corridors, Lobbies, Lifts and Staircases. |
| 4. | First Floor | 2407.22 | 16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases |
| 5. | Second Floor | 2407.22 | 16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases |
| 6. | Third Floor | 2407.22 | 16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases |
| 7. | Fourth Floor | 2407.22 | 16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases |
| 8. | Fifth Floor | 2407.22 | 16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases |
| 9. | Sixth Floor | 2407.22 | 16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases |
| 10. | Seventh Floor | 2407.22 | 16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases |
| 11. | Eighth Floor | 2407.22 | 16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases |
| 12. | Ninth Floor | 2407.22 | 16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases |
| 13. | Tenth Floor | 2407.22 | 16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases |
| 14. | Eleventh Floor | 2407.22 | 16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases |
| 15. | Twelfth Floor | 2407.22 | 16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases |
| 16. | Thirteenth Floor | 2407.22 | 16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases |
| 17. | Fourteenth Floor | 2003.86 | 12 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases |
| 18. | Terrace Floor | 146.52 | Lift headroom, Staircase Headroom, OHT |
| 19. | Total Built Up Area | 53764.22 | 236 Residential Units |
| 20. | FAR | 0.32 Total – 2.59 | 2.27 + 0.32 = 2.59 < 3.25 (2.27 Earlier OC issued + 0.32 Now Proposed = 2.59) |
| 21. | Coverage | 2.51% Total – 20.86% | 18.35 + 2.51% = 20.86 < 50% (18.35 Earlier OC issued + 2.51 Now Proposed = 20.86%) |

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| 18. | Terrace Floor | 145.25 | Lift Machine Room, Staircase Head Room, OHT & Solar Panels |
| 19 | Total Built Up Area | 51491.21 | 223 Residential Units |
| 20 | FAR | 0.35 Total – 2.27 | 1.92 + 0.35 = 2.27 < 3.25 (1.92 Earlier OC issued + 0.35 Now Proposed = 2.27) |
| 21 | Coverage | 2.87% Total – 18.35% | 15.476 + 2.87% = 18.35 < 50% (15.476 Earlier OC issued + 2.87 Now Proposed = 18.35%) |

This Occupancy Certificate is issued subject to the following conditions:

20. 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.
21. 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.
22. 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.
23. 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.
24. Footpath and road side drain in front of the building should be maintained in good condition.
25. 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).
26. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
27. 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.
28. 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.
29. 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.
30. 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.

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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/848/2023, dated: 06-02-2024. 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 - 3R, Tower - 29 to 32 from the date of issue of this Occupancy Certificate (Partial) as per the Indemnity Bond Dated: 13-02-2024 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), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

V. R. 29/2/24
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