



## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/LP/0151/2017-18

Date: 27-03-2024

01-04-24

### OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building Constructed at Property Khatha No.87/171/2, 171/3, Sy No. 171/2 & 171/3, Kattigenahalli Village, Jala Hobli, Bengaluru North Taluk, Ward No. 5, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 03-11-2023  
2) Building Plan sanctioned by this office vide LP No. BBMP/Addl.Dir/JD North/LP/0151/2017-18 dated: 01-10-2018  
3) Approval of Chief Commissioner for issue of Occupancy Certificate Date: 25-01-2024, 02-03-2024 & 20-03-2024.  
4) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/169/2018 Dated 21-10-2023. Docket No. KSFES/CC/412/2023.

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The Plan was sanctioned for the Construction of Residential Apartment Comprising GF + 13UF in Tower-1, GF + 14UF in Tower 2 & 3 with 2 Common Basement Floor and Club House Comprising of GF + 1UF at Khatha No.87/171/2, 171/3, Sy No. 171/2 & 171/3, Kattigenahalli Village, Jala Hobli, Bengaluru North Taluk, Ward No.05, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 20-07-2019. Now the Applicant has applied for issue of Occupancy Certificate for the Residential Apartment Building including Club House. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).

The Proposal was submitted by the applicant vide ref (1) for the issue of Occupancy Certificate, the Residential Apartment was inspected by the Officers of Town Planning Section on 27-12-2023. During the inspection it is observed that, the construction has been completed in accordance with the Sanctioned Plan which is within the limits of Regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate was approved by the Chief Commissioner vide Ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 31-01-2024 to remit Rs. 1,52,42,000/- (Rupees One Crore Fifty Two Lakhs Forty Two Thousand Only) towards Scrutiny Fee, Compounding Fee for deviated portion, Ground rent including GST for additional construction period, and License Fee. But the Applicant has paid of Rs. 44,20,000/- (Rupees Fourty Four Lakhs Twenty Thousand only) as per the Hon'ble High Court Interim order vide W.P. No. 4719/2024 (LB-BMP), dated: 20-02-2024 in the form of DD No.640292 dated:15-03-2024 drawn on Federal Bank, St. Marks Road Branch. Bengaluru, The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000134 dated:18-03-2024.

Hence, Permission is hereby granted to occupy the Residential Apartment Building comprising GF + 13UF in Tower-1, GF + 14UF in Tower 2 & 3 with 2 Common Basement Floor and Club House Comprising of GF + 1UF at Khatha No.87/171/2, 171/3, Sy No. 171/2 & 171/3, Kattigenahalli Village, Jala Hobli, Bengaluru North Taluk, Ward No.05, Yelahanka Zone, Bengaluru. This Occupancy Certificate is accorded with the following details.

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**Residential Apartment Building and Club House:**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Uses and other details.
1	Basement Floor-2	10,448.99	207 nos. of car parking, Lifts, Staircases, Lobbies, Ramps, Double Height STP
2	Basement Floor-1	10,837.37	210 Nos. of car parking, Lifts, Staircases, Lobbies, Ramps, Pump Room, UG Sumps
3	Ground Floor	4053.82	20 No. of Residential Units, . Lifts, Staircases, Corridors, Entrance Lobby, Electrical Rooms, Fire Control Room, Store Room, Gents & Ladies Steams, Sauna & Toilets, Squash Room, Board Games Room, Super Market
4	First Floor	3986.09	21 No. of Residential Units, Lobby Corridor, Lifts & Staircases.
5	Second Floor	3227.44	24No. of Residential Units, Lobby Corridor, Lifts & Staircases.
6	Third Floor	3227.44	24No. of Residential Units, Lobby Corridor, Lifts & Staircases
7	Fourth Floor	3227.44	24No. of Residential Units, Lobby Corridor, Lifts & Staircases
8	Fifth Floor	3227.44	24No. of Residential Units, Lobby Corridor, Lifts & Staircases
9	Sixth Floor	3227.44	24No. of Residential Units, Lobby Corridor, Lifts & Staircases
10	Seventh Floor	3227.44	24No. of Residential Units, Lobby Corridor, Lifts & Staircases
11	Eighth Floor	3227.44	24No. of Residential Units, Lobby Corridor, Lifts & Staircases
12	Ninth Floor	3227.44	24No. of Residential Units, Lobby Corridor, Lifts & Staircases
13	Tenth Floor	3227.44	24No. of Residential Units, Lobby Corridor, Lifts & Staircases
14	Eleventh Floor	3227.44	24No. of Residential Units, Lobby Corridor, Lifts & Staircases
15	Twelve Floor	3227.44	24No. of Residential Units, Lobby Corridor, Lifts & Staircases
16	Thirteen Floor	3227.44	24No. of Residential Units, Lobby Corridor, Lifts & Staircases
17	Fourteenth Floor	2119.13	16No. of Residential Units, Lobby Corridor, Lifts & Staircases
18	Terrace	349.61	Lift Machine Room, Staircases Head Rooms, Over Head Tanks, Open Terrace and Solar Water Heaters
	<b>Total</b>	<b>70524.29</b>	<b>Total No. of Units = 345 Units and Club House</b>
	FAR	<b>2.477 &lt; 2.50</b>	
	Coverage	<b>21.95% &lt; 55%</b>	

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

1. The car parking at Two Basement Floor 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.
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. Two Basement Floor area should be used for car parking purpose only and the additional area if any available in at Ground Level shall be used exclusively for car parking purpose only.
5. The Applicant should abide to the Final Orders of Honorable High Court Vide W.P No. 4719/2024 (LB-BMP) with respect to the payment of Fees & subjected to condition for remittance of such cost in future, based on the outcome of the final orders of the Hon'ble High Court.
6. Foot path and road side drain in front of the building should be maintained in good condition.
7. 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).
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. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
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 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 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.

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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. The Applicant should submit Consent for Opertation 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: 02-12-2023 submitted to this office.
16. 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 (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike

To,

M/s Salarpuria Real Estates Private Limited, (GPA Holder)  
For Mr. Suraj Prakash and Mr. Sanjeev Prakash (Khata Holder)  
4<sup>th</sup> Floor, Salarpuria Windsor, No. 3, Ulsoor Road, Ulsoor  
Bengaluru-560042.

Copy to :

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Byatarayanapura-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Office copy.

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