



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No. BBMP/Addl.DIR/JD NORTH/LP/0018/2018-19

Dated: 10-04-24

OCCUPANCY CERTIFICATE

- Sub :** Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 48/2807/29/A, Industrial Area, Ward no.03, K.H.B Layout, Yelahanka New Town, Yelahanka Zone, Bengaluru
- Ref :**
1. Your application for issue of Occupancy Certificate dated: 16-09-2023.
 2. Plan sanctioned by this office Vide No. BBMP/Addl. Dir/JD North/LP/0018/18-19 Dated: 11-07-2019.
 3. Commencement Certificate issued by this office Vide No. BBMP/Addl. Dir/JD North/0018/18-19, Dated:06/02/2021.
 4. Approval of Chief Commissioner for issue of Occupancy Certificate Dated: 18-01-2024.
 5. Fire Clearance Vide No. KSFES/GBC(1)/336, Docket No.KSFES/CC /254/2023, Dated: 11-07-2023.
 6. CFO issued by KSPCB Vide No. AW-340527/PCB ID 42211/ INW ID193407, Date: 06-11-2023.

The Plan was sanctioned for the construction of Residential Apartment Building Consisting of 2BF+GF+13 UF, Property Katha No. 48/2807/29/A, Industrial Area, Ward no.03, K.H.B Layout, Yelahanka New Town, Yelahanka Zone, Bengaluru by this office vide reference (2). Now the Applicant has applied for issue of Occupancy Certificate consisting of 2BF+GF+13 UF vide reference (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (5). KSPCB consent for Operation of Sewage Treatment Plant (STP) has issued vide reference (6).

The Residential Building was inspected by the Officers of Town Planning Section on 27-09-2023 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Sanctioned plan which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner vide ref (4). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 30-01-2024 to remit Rs. 49,87,500/- (Rupees Forty Nine Lakhs Eighty Seven Thousand Five Hundred only) towards Compounding fee for the deviated portion Ground rent arrears, GST, Scrutiny Fees. The applicant has paid of Rs. 8,01,317/- (Rupees Eight Lakhs One Thousand Three Hundred and Seventeen only), as per the Hon'ble High Court Interim order vide W.P. No. 4845/2024 (LB-BMP) dated: 23-02-2024 in the form of DD No. 506176 dated: 28-03-2024 drawn on ICICI Bank and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000139 dated: 28-03-2024

Hence, Permission is hereby granted to Occupy Residential Apartment Building Consisting of 2BF+GF+13 UF, Property Katha No. 48/2807/29/A, Industrial Area, Ward no.03, K.H.B Layout, Yelahanka New Town, Yelahanka Zone, Bengaluru Occupancy Certificate is accorded with the following details.

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Residential Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement - 2 Floor	3679.19	82 No.s of Car Parking, Lobbies, Lifts and Staircases, STP
2	Basement - 1 Floor	3679.19	67 No.s of Car Parking, Communication Room, Ramp, Sump, Lobbies, Lifts and Staircases, STP
3	Ground Floor	2217.44	74 no.s of Surface and 13 Covered Car Parking, 04 No.s of Residential Units, Corridors, , GYM, Indoor Games Hall, Multipurpose Hall, Swimming Pool, Spa, Toilets Transformer Yard, RWH, Organic Waste Converter, Lobbies, Lifts and Staircases,
4	First Floor	2086.44	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
5	Second Floor	2166.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
6	Third Floor	2166.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
7	Fourth Floor	2166.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
8	Fifth Floor	2166.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
9	Sixth Floor	2166.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
10	Seventh Floor	2166.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
11	Eighth Floor	2166.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
12	Ninth Floor	2166.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
13	Tenth Floor	2166.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
14	Eleventh Floor	2166.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
15	Tweleth Floor	2166.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
16	Thirteenth Floor	2166.85	16 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
17	Terrace Floor	147.68	Lift Machine Room, Staircase Head Room and Solar Panels.
Total		37812.12	212 Residential Units
	FAR Achieved		3.178 < 3.25
	Coverage Achieved		28.61% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floor, Ground Floor area and surface car parking and covered car parking 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 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. Part of Ground Floor area should be used for car parking purpose only and the additional area if any available in Part of Ground 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. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
10. 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.
11. This Occupancy Certificate is subject to conditions laid out in the Fire Clearance Vide No. KSFES/GBC(1)/336, Docket No. KSFES/CC/254/2023, Dated: 11-07-2023 and CFO issued by KSPCB Vide No. AW-340527/PCB ID 42211/ INW ID 193407, Date: 06-11-2023 and Compliance of submissions made in the affidavits filed to this office.
12. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
13. The Demand for payment of fees as per the Interim order of the Hon'ble High Court vide W.P. No. 4845/2024 (LB-BMP) dated: 23-02-2024 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.
14. 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 DSR Techno Cube
4th Floor, Block-C, BBMP Khata No. 639/645/1
Survey No. 68(P), Thubarahalli Village
Varthur Main Road, Bengaluru-560066



Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Marathahalli Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
3. Superintendent Engineer (West), BESCOM, Kalyanagar, Banasawadi, Bengaluru - 560043.
4. Office copy.

V. K. 10/4/2024

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

10/4/2024