



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No. BBMP/Addl.DIR/JD NORTH/LP/0011/2018-19 Dated: 02/05/24

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building constructed at Property Khata No. 4123, Survey No. 6/2, Kasavanahalli Village, Varthur Hobli, Bengaluru East Taluk, Ward No. 150, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 07-12-2023.
2) Modified Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North /0011/2018-19, Dated: 30-09-2020.
3) Commencement Certificate issued by this office Dated: 30-11-2021.
4) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 08-02-2024.
5) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/221/2015, Docket No. KSFES/CC/616/2023, Dated: 21-12-2023.

The Modified Plan was sanctioned for the construction of Residential Apartment Building, Consisting of 2BF + GF + 17 UF, at Property Khata No. 4123, Survey No. 6/2, Kasavanahalli Village, Varthur Hobli, Bengaluru East Taluk, Ward No.150, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 30-11-2021. Now the Applicant has applied for issue of Occupancy Certificate for the Residential Apartment Building Consisting of 2BF + GF + 17 UF vide ref (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (5).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 30-01-2024 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 was approved by the Chief Commissioner vide reference (4). Subsequent to the approval accorded by the Chief Commissioner, the applicant was endorsed on dated:13-02-2024 to remit Rs. 21,75,485/- (Rupees Twenty One Lakhs Seventy Five Thousand Four Hundred and Eighty Five only) towards deviated portion, and Scrutiny Fees for the issuance of Occupancy Certificate. Accordingly, Rs.21,75,485/- has been paid by the applicant as per High Court Interim Order 5322/2024, Dated: 23-02-2024 in the form of DD No. 640413, dated: 19-04-2024 drawn on FEDERAL Bank Ltd, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/00008 dated: 19-04-2024

Hence, Permission is hereby granted to Occupy Residential Apartment Building Consisting of 2BF + GF + 17 UF at Property Khata No. 4123, Survey No. 6/2, Kasavanahalli Village, Varthur Hobli, Bengaluru East Taluk, Ward No.150, Bengaluru, Occupancy Certificate is accorded with the following details.

Residential Aparatment Building

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	6373.52	129 No's. of Car Parking, Lifts, Lobbies, Staircases, Ramp, Pump Room, MCC Panel Room, RWHP, STP, Fire Water Sump.

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2	Upper Basement Floor	6538.19	121 No's. of Car Parking, Lifts, Lobbies, Staircases, STP, Ramp, Communication Room, Facility Room & Pump Room.
3	Ground Floor	1989.22	08 no's of dwelling units, 15 Surface car Parking, Transformer Yard, Staircases, Lifts, Lobbies, Corridor, Passage, Reception, Swimming Pool, Multipurpose Hall, Squash Court, Indoor Games, Electrical Room, Toilets, DG Yard, RWH & OWC, Fire Command Center, Party Hall, Lift Machine Room, Pantry, Common Store & Security Cabin.
4	First Floor	1448.80	10 no's of dwelling units, Staircases, Lifts, Lobbies, Corridor, Gym, Sports Simulator & Pool Table Room & Table Tennis Simulator.
5	Second Floor	1353.93	12 no's of dwelling units, corridor, lobby, lifts and staircases.
6	Third Floor	1359.07	12 no's of dwelling units, corridor, lobby, lifts and staircases.
7	Fourth Floor	1359.07	12 no's of dwelling units, corridor, lobby, lifts and staircases.
8	Fifth Floor	1359.07	12 no's of dwelling units, corridor, lobby, lifts and staircases.
9	Sixth Floor	1359.07	12 no's of dwelling units, corridor, lobby, lifts and staircases.
10	Seventh Floor	1359.07	12 no's of dwelling units, corridor, lobby, lifts and staircases.
11	Eighth Floor	1359.07	12 no's of dwelling units, corridor, lobby, lifts and staircases.
12	Ninth Floor	1359.07	12 no's of dwelling units, corridor, lobby, lifts and staircases.
13	Tenth Floor	1359.07	12 no's of dwelling units, corridor, lobby, lifts and staircases.
14	Eleventh Floor	1359.07	12 no's of dwelling units, corridor, lobby, lifts and staircases.
15	Twelfth Floor	1359.07	12 nos of dwelling units, corridor, lobby, lifts and staircases.
16	Thirteenth Floor	1359.07	12 nos of dwelling units, corridor, lobby, lifts and staircases.
17	Fourteenth Floor	1351.87	12 nos of dwelling units, corridor, lobby, lifts and staircases & Passage.
18	Fifteenth Floor	1359.07	12 no's of dwelling units, corridor, lobby, lifts and staircases
19	Sixteenth Floor	1359.07	12 no's of dwelling units, corridor, lobby, lifts and staircases
20	Seventeenth Floor	1192.54	10 no's of dwelling units, corridor, lobby, lifts and staircases & Passage.
21	Terrace Floor	136.13	Machine room Less, staircase head room, OHT and solar panels
	Total	38052.11	208 Units
22	FAR	22669.06	2.253 > 2.25
23	Coverage	19.77%	19.77% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking area in the Two Basement Floor & Surface car parking 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.

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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. The Two Basement Floor area & Surface car parking 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, Two-wheeler 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 equipment's 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.
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. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No.GBC(1)/221/2015, Docket No. KSFES/CC/616/2023, Dated: 21-12-2023.
15. 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 the Building Consisting of 2BF+GF+17UF from the date of issue of this Occupancy Certificate as per the Indemnity Bond Dated: 19-03-2024 submitted to this office.
16. The Demand for payment of fees as per the Interim order of the Hon'ble High Court interim order vide W.P. No. 5322/2024 (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.

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17. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be 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,

Smt. Sharadamma (Katha Holder)
M/s SALARPURIA REAL ESTATE PRIVATE LIMLTD.,
Rep by Bijaykumar Agarwal, GPA Holder,
4th Floor, Salarpuria Windsor, No.3 Ulsoor Road,
Bengaluru-560042.

1. JC (Mahadevapura) / EE (Mahadevapura) / AEE/ ARO (Marattahalli 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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