



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No. BBMP/Addl.Dir/JDNORTH/0046/2016-17

Dated: 18-05-24

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building-1, Wing – A, B, C, D & E, Constructed at Property Katha No: 43, Sy No. 49/2, 48/4A, 48/4B, 48/3, 48/6, 48/1 & 48/5, Ward No. 25, Kyalasanahalli Village, Horavu Sub Division, K.R Puram Hobli, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 29-09-2023.
2) Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North/LP/0046/2016-17 Dated: 09-02-2018
3) Modified Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North/LP/0046/2016-17 Dated: 07-01-2020
4) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 25-04-2024.
5) Fire Clearance for the Occupancy Certificate vide No. KSFES/GBC (1) 493/2015, Docket No. KSFES/CC/681/2023, Dated: 04-01-2024.

The Plan was sanctioned for the construction of Residential Apartment, Building -1, Wing - A, B, C, D & E, Consisting of 2BF+GF+19UF at Property Katha No: 43, Sy No. 49/2, 48/4A, 48/4B, 48/3, 48/6, 48/1 & 48/5, Ward No. 25, Kyalasanahalli Village, Horamavu Sub Division, K.R Puram Hobli, Mahadevapura Zone, Bengaluru by this office vide reference (2). Commencement Certificate was issued for Building-1, Wing - A, B, C, D & E on 14-03-2022. Now the Applicant has applied for issue of Occupancy Certificate for Residential Apartment Building-1 consisting of 2BF+GF+19UF vide reference (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 04-03-2024 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 Chief Commissioner vide ref (4). Subsequent to the approval accorded by the Chief Commissioner the applicant was endorsed on dated: 02-05-2024 to remit Rs. 46,75,000/- (Rupees Forty Six Lakhs Seventy Five Thousand Only) towards the issuance of Occupancy Certificate i.e., Ground rent including GST for additional construction period, Compounding Fee for deviated portion & Scrutiny Fees and the same has been paid by the applicant in the form of DD No. 396522, dated: 29-04-2024 drawn on Axis Bank, Bengaluru Main (Mgr) Branch, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000013, dated: 03-05-2024.

Hence, Permission is hereby granted to Occupy Residential Apartment Building-1, Wing - A, B, C, D & E, Consisting of 2BF+GF+19UF at Property Katha No: 43, Sy No. 49/2, 48/4A, 48/4B, 48/3, 48/6, 48/1 & 48/5, Ward No. 25, Kyalasanahalli Village, Horamavu Sub Division, K.R Puram Hobli, Mahadevapura Zone, Bengaluru Occupancy Certificate is accorded with the following details.

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Residential Apartment Building-1, Wing – A, B, C, D & E

| Sl. No. | Floor Description | Built Up Area (in Sqm.) | Uses and other details. |
|---------|----------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Lower Basement Floor | 8770.42 | 169 no.s of Car Parking, two wheeler Parking, Lifts, Lobbies, Ramps & Staircases |
| 2. | Upper Basement Floor | 9217.30 | 150 no.s of Car Parking, UGT, Pump Room, Two wheeler Parking, Lifts, Lobbies, Ramps & Staircases |
| 3. | Ground Floor | 5747.22 | 98 no.s of Car Parking, Two wheeler Parking, Electrical Panel Rooms, Communication Room, Fire Command Room, Maintenance Room, Filtration Room, DG Panel Room, Association Office, Drivers Room, Store Room, House keeping Rest Room, Toilets, Lobbies, Lifts and Staircases. |
| 4. | First Floor | 2685.54 | 12 no.s of Residential units, Club House, Guest Rooms, Multipurpose Hall, Pantry, Hobby Room, Squash Court, Creche, Toilets, Corridor Lobbies, Lifts and Staircases. |
| 5. | Second Floor | 2382.88 | 12 no.s Residential units, Club House, Squash Court, Billiards, Indoor Games, Guest Rooms, Assosication Office, Hobby Room, Corridors Lobbies, Lifts and Staircases |
| 6. | Third Floor | 2586.28 | 17 no.s Residential units, Work from Home Space, Club House, GYM, Table Tennis, Corridors Lobbies, Lifts and Staircases |
| 7. | Fourth Floor | 2505.96 | 21 no.s Residential units, Corridors Lobbies, Lifts and Staircases |
| 8. | Fifth Floor | 2505.96 | 21 no.s Residential units, Corridors Lobbies, Lifts and Staircases |
| 9. | Sixth Floor | 2505.96 | 21 no.s Residential units, Corridors Lobbies, Lifts and Staircases |
| 10. | Seventh Floor | 2505.96 | 21 no.s Residential units, Corridors Lobbies, Lifts and Staircases |
| 11. | Eighth Floor | 2505.96 | 21 no.s Residential units, Corridors Lobbies, Lifts and Staircases |
| 12. | Ninth Floor | 2557.40 | 21 no.s Residential units, Corridors Lobbies, Lifts and Staircases |
| 13. | Tenth Floor | 2593.00 | 21 no.s Residential units, Corridors Lobbies, Lifts and Staircases |
| 14. | Eleventh Floor | 2568.10 | 21 no.s Residential units, Corridors Lobbies, Lifts and Staircases |
| 15. | Twelfth Floor | 2518.28 | 21 no.s Residential units, Corridors Lobbies, Lifts and Staircases |
| 16. | Thirteenth Floor | 2508.63 | 21 no.s Residential units, Corridors Lobbies, Lifts and Staircases |
| 17. | Fourteenth Floor | 2507.78 | 21 no.s Residential units, Corridors Lobbies, Lifts and Staircases |
| 18. | Fifteenth Floor | 2519.42 | 20 no.s Regular Residential units, 1 no.s Duplex Residential Units, Corridors Lobbies, Lifts and Staircases |
| 19. | Sixteenth Floor | 2565.53 | 18 no.s Regular Residential units, 2 no.s Duplex Residential Units, Corridors Lobbies, Lifts and Staircases |

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| 20. | Seventeenth Floor | 2452.82 | 14 no.s Regular Residential units, 4 no.s Duplex Residential Units, Corridors Lobbies, Lifts and Staircases |
| 21. | Eighteenth Floor | 1544.49 | 7 no.s Regular Residential units, 1 no.s Duplex Residential Units, Lobbies, Lifts and Staircases |
| 22. | Nineteenth Floor | 104.22 | Upper Portion of Duplex unit, Lobbies, Lifts and Staircases |
| 23. | Terrace Floor | 183.78 | Lift Machine Room, Staircase Head Room, OHT & solar Panels |
| Total | | 68542.89 | Total 339 residential units |
| 24. | FAR | | 0.879 < 2.252 (0.761+0.612+0.879= 2.252) |
| 25. | Coverage | | 11.72% < 50%(19.93%+11.72%=31.65%) |

This Occupancy Certificate is issued subject to the following conditions:

1. The Car parking at Two Basement Floors, Ground Floor & Surface 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 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. Footpath and road side drain in front of the building should be maintained in good condition.
5. 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).
6. Since, deviations have been done from the Sanction plan while constructing the building; the security deposit is here with forfeited.
7. 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. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
9. 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.
10. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No KSFES/GBC (1) 493/2015, Docket No. KSFES/CC/681/2023, Dated: 04-01-2024.
11. 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: 03-05-2024 submitted to this office.

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12. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
13. 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.

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

To,
M/s Rohan Builders
1147, K.P Icon Building, 12th Main Road
HAL 2nd Stage, Bengaluru - 560008

Copy to

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


**Joint Director (Town Planning – North)
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