



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No: BBMP/Addl.Dir/JD NORTH/LP/0452/2013-14

Dated: 15-07-2024

18-07-2024

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building Property Katha No.1090, Survey No. 60/2,Doddakannahalli Village, Varthur Hobli, Bengaluru East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 27-03-2024 & 18-06-2024.
- 2) Modified Plan Sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0452/2013-14, dated: 06-03-2015
- 3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 29-05-2024.
- 4) Fire Clearance for the Occupancy Certificate vide No.GBC(1)559/2013, Docket No.KSFES/CC/536/2023, Dated:03-08-2023.
- 5) CFO issued by KSPCB vide No. AW/342930 PCB ID 211894 Dated:10-04-2024:

The Modified Plan was sanctioned for the construction of Residential Apartment Building, Consisting of 2BF+GF+18 UF at Property Katha No.1090, Survey No. 60/2, Doddakannahalli Village, Varthur Hobli, Bengaluru East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru by this office vide reference (2). Commencement Certificate was issued on 25-11-2015. Now the Applicant has applied for issue of Occupancy Certificate for Residential Apartment Building consisting of 2BF+GF+18UF vide reference (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (4). The Karnataka State Pollution Control Board has issued CFO vide ref (5).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 04-05-2024 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Modified 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 (3). Subsequent to the approval accorded by the Chief Commissioner the applicant was endorsed on dated: 30-05-2024 to remit Rs. 1,60,27,500/- towards the issuance of Occupancy Certificate i.e., Ground rent including GST for additional construction period, Compounding Fee for deviated portion & Scrutiny Fees and Lisence Fees. Now Applicant has paid Rs. 29,87,812/- (Rupees Twenty Nine Lakhs Eighty Seven Thousand Eight Hundred and Twelve Only) Towards Compounding Fees for deviation Portion as per the Hon'ble High Court Intrim Order Dated:11-06-2024 Vide W.P No. 15090/2024 (LB-BMP) and same was approved by Chief Commissioner on dated: 03-07-2024 regarding revised fee endorsement, the applicant has paid the amount in the form of DD No.001837, dated:11-07-2024 drawn on HDFC Bank, Hoodi Branch, Bengaluru. The same has been taken into BBMP account vide receipt No. RE - ifms 331 - TP /000044,

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dated:12-07-2024. The Deviation effected in the Building are condoned and regularized accordingly and Occupancy Certificate is issued.

Hence, Permission is hereby granted to Occupy Residential Apartment Building Consisting of 2BF+GF+18UF at Property Katha No.1090, Survey No. 60/2,Doddakannahalli Village, Varthur Hobli, Bengaluru East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru Occupancy Certificate is accorded with the following details.

Residential Apartment Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1.	Lower Basement Floor	2221.79	46 no.s of Car Parking, two wheeler parking,Lifts, Lobbies, Staircases, Ramps, & Waste Water Tank
2.	Upper Basement Floor	2221.79	42 no.s of Car Parking, Lifts, Lobbies, Staircases, Ramps, & Fire Pump Room
3.	Ground Floor	1086.38	23 no.s of Car Parking, 44 no.s of surface car parking, Electrical Panel Rooms, Lobbies, Lifts, Staircases, DG Yard, STP, Transformer Yard and Wet & dry Garbage Yard.
4.	First Floor	985.35	08 no.s of Residential units, Corridors, Lobbies, Lifts and Staircases.
5.	Second Floor	1049.87	08 no.s of Residential units, Corridors, Lobbies, Lifts and Staircases.
6.	Third Floor	1049.87	08 no.s of Residential units, Balconies, Corridors, Lobbies, Lifts and Staircases.
7.	Fourth Floor	1049.87	08 no.s of Residential units, Balconies, Corridors, Lobbies, Lifts and Staircases.
8.	Fifth Floor	1049.87	08 no.s of Residential units, Balconies, Corridors, Lobbies, Lifts and Staircases.
9.	Sixth Floor	1049.86	08 no.s of Residential units, Balconies, Corridors, Lobbies, Lifts and Staircases.
10.	Seventh Floor	1049.86	08 no.s of Residential units, Balconies, Corridors, Lobbies, Lifts and Staircases.
11.	Eight Floor	1049.86	08 no.s of Residential units, Balconies, Corridors, Lobbies, Lifts and Staircases.
12.	Ninth Floor	1049.86	08 no.s of Residential units, Balconies, Corridors, Lobbies, Lifts and Staircases.
13.	Tenth Floor	1049.86	08 no.s of Residential units, Balconies, Corridors, Lobbies, Lifts and Staircases.
14.	Eleventh Floor	1049.86	08 no.s of Residential units, Balconies, Corridors, Lobbies, Lifts and Staircases.
15.	Twelfth Floor	1049.86	08 no.s of Residential units, Balconies, Corridors, Lobbies, Lifts and Staircases.
16.	Thirteenth Floor	1049.86	08 no.s of Residential units, Balconies, Corridors, Lobbies, Lifts and Staircases.
17.	Fourteenth Floor	1049.86	08 no.s of Residential units, Balconies, Corridors, Lobbies, Lifts and Staircases.
18.	Fifteenth Floor	1049.86	08 no.s of Residential units, Balconies, Corridors, Lobbies, Lifts and Staircases.
19.	Sixteenth Floor	1049.86	06 no.s of Residential units, Balconies, Corridors, Lobbies, Lifts and Staircases, Pantry, Yoga, Party hall and Gym.

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20.	Seventeenth Floor	890.73	06 no.s of Residential units, Corridors, Lobbies, Lifts and Staircases.
21.	Eighteenth Floor	310.83	Multi purpose hall, Swimming Pool, Bathrooms, Toilets, WC, Lobbies, Lifts, Staircases and Open Terrace.
22.	Terrace Floor	106.08	Lift Machine Room, Staircase Head Room, OHT & Solar Pannels.
Total		23570.89	Total 132 residential units.
23.	FAR		$3.66 < 4.8 (3.00+(3.00 \times 0.6=1.80))$
24.	Coverage		$25.62 < 75 \% (50\% +(50/2=25\%))$

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 GBC(1)559/2013, Docket No. KSFES/CC/536/2023, Dated:03-08-2023 and CFO issued by KSPCB vide No. AW/342930 PCB ID 211894, Dated: 10-04-2024.
11. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
12. The Demand for payment of fees as per the Interim order of the Hon'ble High Court vide W.P. No. 15090/2024 (LB-BMP) dated: 11-06-2024 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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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.

Sd/-

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

To,

M/s Keerthi Estates Private Limited
Rep by its Managing Director, Sri K.Anil Kumar Reddy
GPA Holder for Sri K Vishwanath S/o Sri Krishna Reddy
(Khata Holder), Address G1, Keerthi Ornatta,
C.V Raman Nagar Main Road, Nagavarapalya,
Bengaluru 560093

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 (East), HSR Division, BESCOM, Bengaluru.
4. Office copy.

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

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