



## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP/LP/0097/2009-10

Date: 23-08-2024

### OCCUPANCY CERTIFICATE

Sub: Occupancy Certificate for the Residential Apartment Building Block-A & 4 Villas Constructed at Property No. 29/95/93, Sy No. 160, 157(P), 42, Pattanduru Agrahara Village Sy No. 2/1(D) Whitefield Village, Whitefield Sub division, Ward No. 84, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 10-06-2024  
2) Building Plan sanctioned by this office vide LP No. JDTP/LP/0097/2009-10. Dated: 03-03-2010.  
3) Modified Residential Development Plan Approved by BDA vide ref no. BDA/TPM/DLP-GH-41/2009-10/471/2024-25, Dated: 07-06-2024  
4) Approval of Chief Commissioner for issue of Occupancy Certificate Date: 17-08-2024.

\*\*\*\*\*

The Plan was sanctioned for the Construction of Residential Apartment Building Block A consisting of 2BF+GF+26UF, Block- B consisting of 2BF+GF+26UF and 4 Villas consisting of GF+2UF constructed at Property No. 29/95/93, Sy No. 160, 157(P), 42, Pattanduru Agrahara Village Sy No. 2/1(D) Whitefield Village, Whitefield Sub division, Ward No. 84, Mahadevapura Zone, Bangalore by this office vide reference (2). The Commencement Certificate was issued for Block-A, Block-B and 4 Villas on 09-07-2012. Further the Occupancy Certificate (Partial) was issued for Block-B consisting of 2BF+GF+26UF on 04-09-2017 and 14-03-2018. Now the Applicant has submitted application for issue of Occupancy Certificate for Residential Apartment Building, Block-A consisting of 2BF+GF+26UF and 4 Villas consisting of GF+2UF.

The Residential Apartment Building Block-A & 4 Villas were inspected by the Officers of Town Planning Section on 19-07-2024. During the course of inspection it is observed that, the construction has been completed in accordance with the Sanctioned Plan with some modifications as per Modified Residential Development Plan Approved by BDA vide ref (3). which is within the limits of Regularization as per Building Bye-laws-2003. The proposal for the issuance of Modified Plan cum Occupancy Certificate was approved by the Chief Commissioner vide Ref (4). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 22-08-2024 to remit Fee of Rs. 5,70,31,500/- (Rupees Five Crores Seventy Lakhs Thirty One Thousand Five Hundred only) towards Ground Rent, GST, License Fee, Scrutiny Fees, Security Deposit and Betterment Fee and the same has been paid by the applicant in the form of DD No. 577607, dated: 22-08-2024 drawn on Kotak Mahindra Bank, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000062, dated: 23-08-2024.

Hence, Permission is hereby granted to occupy the Residential Apartment Building Block-A consisting 2BF+GF+26UF comprising of 125 (104 Dwelling Units + 21 EWS Units) and 4 Villas consisting of GF+2UF at Property No. 29/95/93, Sy No. 160, 157(P), 42, Pattanduru Agrahara Village Sy No. 2/1(D) Whitefield Village, Whitefield Sub division, Ward No. 84, Mahadevapura Zone, Bangalore. The Occupancy Certificate is accorded with the following details.

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

23/8/24

23/8/24

23/8





### Block-A Residential Apartment Building

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Uses and other details.
1	Lower Basement Floor	4462.30	95 Nos. of Car Parking, UG Sump, Lifts, Lobbies and Staircases
2	Upper Basement Floor	4572.66	112 Nos. Car Parking, Services Room, Communication Room, Electrical Room, Garbage Room, Lifts, Lobbies and Staircases
3	Ground Floor	1653.70	4 No. of Dwelling Units, 34 No.s of Surface Car Parking, Corridors, Lifts, Lobbies and Staircases
4	First Floor	1470.22	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
5	Second Floor	1470.22	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
6	Third Floor	1470.22	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
7	Fourth Floor	1470.22	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
8	Fifth Floor	1470.22	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
9	Sixth Floor	1521.39	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
10	Seventh Floor	1470.22	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
11	Eighth Floor	1521.39	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
12	Ninth Floor	1470.22	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases..
13	Tenth Floor	1521.39	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
14	Eleventh Floor	1470.22	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
15	Twelfth Floor	1521.39	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
16	Thirteenth Floor	1470.22	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
17	Fourteenth Floor	1521.39	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
18	Fifteenth Floor	1470.22	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
19	Sixteenth Floor	1521.39	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
20	Seventeenth Floor	1470.22	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
21	Eighteenth Floor	1521.39	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
22	Nineteenth Floor	1470.22	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
23	Twentieth Floor	1521.39	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.
24	Twenty Fist Floor	1470.22	4 No. of Dwelling Units, 1 No. of EWS Unit, Corridors, Lifts, Lobbies and Staircases.

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





25	Twenty Second Floor	1521.39	4 No. of Dwelling Units, Corridors, Lifts, Lobbies and Staircases.
26	Twenty Third Floor	1470.22	4 No. of Dwelling Units, Corridors, Lifts, Lobbies and Staircases.
27	Twenty Fourth Floor	1521.39	4 No. of Dwelling Units, Corridors, Lifts, Lobbies and Staircases.
28	Twenty Fifth Floor	1521.19	4 No. of Dwelling Units, Corridors, Lifts, Lobbies and Staircases.
29	Twenty Sixth Floor	1244.47	4 No. of Dwelling Units, Corridors, Lifts, Lobbies and Staircases.
30	Terrace Floor	102.54	Lift machine rooms, staircase head rooms, OHT and solar panels
	<b>Total-1</b>	<b>49353.84</b>	<b>104 Dwelling Units + 21 EWS Units = 125 Units</b>

#### 04 No.s of Villas

Sl. No.	Floor Descriptions	Net Built up Area (in Sqm)	Uses and other details.
1	Ground Floor	984.28	08 Nos. of Car Parking, Living Rooms, Bed Rooms, Kitchen, Toilets and Staircases.
2	First Floor	754.12	Bed Rooms, Pantries, Lounges, Toilets and Staircases.
3	Second Floor	489.04	Bed Rooms, Study Rooms, Toilets, Open Terraces
	<b>Total-2</b>	<b>2227.44</b>	<b>Total No's of Villas 04</b>
	<b>Gross Total (1+2)</b>	<b>51581.28</b>	
	<b>FAR</b>		<b>Block-B 1.323 Block-A and 4 Villas 1.487 Total = 2.81 &lt; 3.00</b>
	<b>Coverage</b>		<b>Block-B 5.10% Block-A and 4 Villas 10.07% Total = 15.27% &lt; 50.00%</b>

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

1. The Car parking at Two Basement Floors, Surface Car Parking Area and Car Parking Area at Ground Floor of Villas 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 Floors Surface Car Parking Area and Car Parking Area at Ground Floor of Villas 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. Foot path 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).

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

23/8/24

23/8/24

23/8





7. Owner shall make his own arrangements to dispose of 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. Since, deviations have been done from the sanctioned plan while constructing the building; the security deposit is here with forfeited.
9. 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.
10. 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.
11. The Owner / Association of the building shall conduct two mock-drills 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. 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: 22-08-2024 submitted to this office.
15. The Applicant Should submit Karnataka State Fire Force Department Revised Clearance Certificate before sixty days from the date of issue of Occupancy Certificate.
16. The Applicant Should submit Revised Environment Clearance from State Environment Impact Assessment Authority before sixty days from the date of issue of Occupancy Certificate.
17. The Applicant Should submit Revised RTC form Tahasildhar, Bengaluru East Taluk, Bengaluru as per the Bengaluru Development Authority Work Order, Condition Sl. No. 02 before sixty days from the date of issue of Modified Plan cum Occupancy Certificate.
18. The Applicant should abide by the Outcome of any Court Orders as per the Affidavit filed.
19. 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

**Copy to**

1. JC (Mahadevapura Zone) / EE (Whitefield Division) / AEE/ ARO (Whitefield) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer (West), BESCO, Kalyananagar, Banasawadi, Bengaluru-560043.

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

23/8